

**411 Old Manns Beach Road, Hunterston, VIC, 3971**



**Rural For Sale**

Sunday, 8 September 2024

411 Old Manns Beach Road, Hunterston, VIC, 3971

Type: Rural

## **411 Old Manns Beach Road, Tarraville**

LAWD is pleased to present for sale 411 Old Manns Beach Road, Tarraville (the Property), a high-quality cattle grazing opportunity located in the well-regarded Gippsland region of south-east Victoria.

### **KEY INVESTMENT HIGHLIGHTS INCLUDE:**

Total land area of 100\* hectares (248\* acres).

Ideally suited to a range of agricultural pursuits including beef cattle grazing, breeding or dairy turnout block.

Benefited by an excellent central gavel laneway that services 11\* paddocks, ensuring operational efficiencies.

Fertile soil types complimented by reliable annual rainfall (average 631\* millimetres) with a sound history of fertiliser application and rotational grazing management.

Outstanding operational improvements include cattle yards with crush and loading ramp, 25\* tonne silo and machinery/hay shed capable of storing up to 720\* round bales.

Excellent fencing comprising both three\* and five\* plain wire with treated pine posts, powered by a solar electric fence unit.

11\* concrete water troughs are serviced by a solar powered bore and gravity fed header tank.

Located nine\* kilometres south-east from the Yarram town centre.

LAWD is offering the Property to market for sale by Private Treaty.

Inspection strictly by appointment. An Information Memorandum is available upon request.