

**660 Bucks Rd, Simpson, VIC, 3266**



**Rural For Sale**

Wednesday, 18 September 2024

660 Bucks Rd, Simpson, VIC, 3266

**Bedrooms: 7**

**Bathrooms: 2**

**Parkings: 5**

**Type: Rural**

## EXCELLENT HEYTESBURY DISTRICT DAIRY PROPERTY

HIGHLY PRODUCTIVE RENOWNED SECURE AND VERSATILE SIMPSON AREA

658.55 ACRES FOUR TITLES 266.50 HECTARES

DAIRY BEEF PRIME LAMBS INVESTMENT CORPORATE OR OWNER OPERATOR

Top class attractive gently rolling country carrying top quality pastures.

Extensive laneway system servicing 80 well-fenced and sheltered paddocks.

Abundant dam water supply to troughs via a recently upgraded system.

Full automated 58-unit rotary dairy with recent infrastructure improvements including new milking platform, Waikato system, new disc mill and easy draft. 26,000 litre VAT, auto feed, undercover A.I area, 3-phase power, 130 KVA generator, 700 cow-yard capacity (flood wash). Numerous machinery, calf and hay shedding.

Two residences. Four-bedroom home and three-bedroom home (with five-car garage/shed).

A well-presented and maintained quality holding in a most reliable region. Annual rainfall: Average (35 Inches 875 mm).

Only minutes to Simpson township.

Information Memorandum and Draft Contract available.