

759 Middle Creek Road, Buangor, VIC, 3375



Rural For Sale

Saturday, 14 September 2024

759 Middle Creek Road, Buangor, VIC, 3375

Bedrooms: 6

Bathrooms: 2

Type: Rural



Michael Fratin

'Nicholls & 'Fays' Quality Western District Cropping & Grazing

Elders Real Estate Ararat is pleased to present to the market 'Nicholls' 266.26ha* (658ac*) and 'Fays' 265.06ha* (655ac*) comprising a total of 531.35ha* (1313ac*) in the well regarded and tightly held Buangor/Middle Creek region.

'Nicholls' is located on the Fiery Creek with fertile heavy creek flats and productive western region red soils on the rises perfectly suited to cropping and grazing pursuits offering a mix of undulation, flats and treed shelter belts. 470 acres* in crop this year with a strong cropping and input history of Canola, Wheat and Barley. The property features some basic infrastructure such as a 3 bedroom brick home, shearing shed, yards, hay shed and fronts both the Middle Creek Road and Ballyrogan Road.

'Fays' is located directly opposite on the Ballyrogan Road offering a similar mix of highly productive western region red soils on the elevated sites to heavy loam banks on the flats. 370 acres* in crop this year with a strong history of canola, wheat and rye/clover pastures. The property has a basic weatherboard farmhouse, and sundry shedding.

The properties are both well watered by surface dams, access to the fiery creek and a reliable average rainfall of 660mm* per year (26 inches*)

Located in the well regarded Western Corridor 30km* to Ararat and 70km* to Ballarat in a prime location close to grain receival depots and livestock exchanges.

To be offered for sale as a whole or 2 separate assets by way of Expression Of Interest closing Thursday 24th October 2024 at 4.00pm.

* Denotes approximately