

Premium Sheep and Cattle station

IN VICTORIAN AGRICULTURAL HEARTLAND



Set on 560 acres in one of Victoria's most productive agricultural regions, this sheep and cattle station is a premium opportunity for someone looking to enjoy the country lifestyle while also running a solid business venture generating generous income.

The local town is only 10km away while the large regional centre of Sale is 35kms.



At full capacity the farm can maintain up to 200 cattle or 2,500 sheep and is licenced to draw from two of its fifteen dams a combined total 74 megalitres of water.

Stock is sold through regional markets and sale yards with the farm also having a well established network of suppliers for fertilizer, grain and other stock and cropping necessities.

In the past the current owners have produced their own crops – millet, oats, rye grass, etc – to be used for stock feed. The new owners will have the same opportunity with the chance to expand that aspect of the operation further, possibly selling crop output to other farms.

The asking price includes the freehold title to the property as well as all equipment necessary for the efficient running of the farm – from clearing and planting to storage and feeding.

As well as the cropping and stock facilities, the property also includes a comfortable three-bedroom residence. With large bedrooms, combined lounge and dining area, plus family room, it makes for an ideal country residence, perfect for a young family.



With its great schools and strong community atmosphere the local area is an ideal family destination. Make the most of its laidback pace and scenic natural beauty, while Melbourne, with its shopping, art and entertainment, makes for a perfect mini-break.

ASKING PRICE: \$1.5 MILLION • Code: V21-705 • State: VIC

Contact buyer enquiry centre

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Or visit www.chasemanhattan.com.au

