



## LOT 2 35 MACNEES ROAD, CARRAJUNG SOUTH, VIC 3844

IDEAL DAIRY TURNOUT OR BEEF GRAZING PROPERTY

**160.26 hectares, 395.99 acres**

396 ACRES-160 HECTARES IN THE HIGHLY PRODUCTIVE GIPPSLAND FOOTHILL REGION

An outstanding feature of this foothill property is its water security. A series of large scale dams with excellent catchment capacity ensure an abundant supply of water. The property consists of a variation of soil types that combine to provide an extended growing season. Fertile, alluvial creek flats rise up to well-drained sandy loam ridges either side of Reedy Creek. A combination of improved pasture species (a substantial area recently re-sown) and reliable rainfall provide great scope for livestock production; cattle breeding or fattening. The property is well fenced and beautifully set out with 13 paddocks connected via a central lane way leading directly to a large scale set of cattle yards, simplifying stock management. This a beautifully presented grazing property in a very picturesque and productive valley. Contact Dean Foat 0488732181 or [dean.foat@elders.com.au](mailto:dean.foat@elders.com.au)

**TYPE:** Sold

**INTERNET ID:** 20269729

**SALE DETAILS**

**\$1,782,000**

**CONTACT DETAILS**

**Elders Yarram (formerly Yarram R.E)**

266 Commercial Road  
Yarram, VIC  
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**Dean Foat**

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For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)

Or call us on (03) 51826600

- Land Area 160.255514 hectares



