



100 Ryans Road, BULN BULN, VIC 3821

Northbrook Farms Prime Grazing Buln Buln, Victoria

88.04 hectares, 217.55 acres

Elders Real Estate Yarragon are pleased to offer for sale 'Northbrook Farms' located at 100 Ryans Road Buln Buln in the West Gippsland region.

This outstanding pasture grazing enterprise occupies a total area of 88.04 Hectares (225 acres), located on the town boundary of Buln Buln, Victoria 108km east of Melbourne CBD. The property is well known for excellent infrastructure, greatly improved pastures and highly productive red soils termed Class A for prime horticultural and pasture production. A drought proof property, the very landscape is presented as a first-class investment

KEY FEATURES;

Total landholding of 88.04 Hectares (225 acres)

4 Bedroom plus Study, 2 bathroom luxurious contemporary home overlooking the entire

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 22324264

AUCTION DETAILS

11:00am, Friday December 11th, 2020. On-site

CONTACT DETAILS

Jackie Shearer
0437 966 769

property, 10ft Ceilings, Geothermal ducted heating and cooling, hardwood chestnut flooring, double glazed windows.

Theralux Mineral Salt pool

Large Machinery Shed 48m L x 15m W x 5.2m H, hardstand, wash bay

Rolling to undulating topography with views to Mt Baw Baw

Consistent pasture improvement programs, solid fertiliser application

New fencing barb, all electric , upgraded heavy duty cattle gates

Stock lane-ways with Cuthy crushed rock with blue metal topping

Norton Stock Yards with undercover Vet crush, weighing system, hot & cold water, single man operation, holds 250 cattle with large loading ramp and catwalk, power & lighting

Panoramic views of Mt Baw Baw with a northerly aspect

Average annual rainfall varies upwards from 950mm mean

Located just minutes from Warragul in the rural township of Buln Buln

For a copy of the information memorandum or to arrange a inspection please contact Jackie Shearer 0437 966 769 or email; jackie.shearer@eldersrealestate.com.au

- Land Area 88.04 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2











100 RYANS ROAD, BULN BULN

THE FLOOR PLAN IS NOT TO SCALE. MEASUREMENTS ARE INDICATIVE AND IN METERS. EXTERIOR ELEMENTS ARE NOT IN POSITION. PLANS SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.



Under Roof Area 460m² (49.5SQ)