



Great Ocean Road, MEPUNGA WEST, VIC 3277

Blue Ribbon Rural Land with Water

51.26 hectares, 126.66 acres

126.66 Acres (51.26 hectares)

Tightly held, highly productive and sought after farming land featuring:

- Undulating, fertile loam soils and including a substantial limestone deposit.
- Subdivided into 12* main paddocks, serviced by a central laneway system
- Stock and domestic bore water reticulated to troughs throughout plus the option of centre pivot irrigation.
- 75' x 25' machinery shed, disused dairy with yards and power connected.
- Outstanding future home sites, established shelter plantations, extensive 2 road frontages
- Ideal for dairy run-off, fodder conservation, or a lifestyle allotment with an attractive passive return

TYPE: Sold

INTERNET ID: 300P134679

AUCTION DETAILS

1:00pm, Thursday February 15th, 2024

CONTACT DETAILS

Camperdown

102 Manifold Street
Camperdown, VIC
03 5593 7500

Rob Rickard

0407 354 025

Located only a few minutes drive to the picturesque coast and regional centre of Warrnambool, 2 hours Ballarat and Geelong, 3 hours to Melbourne CBD.

Note: The successful purchaser has 1st right to purchase a 47 megalitre ground water licence at \$3500 per megalitre.

AUCTION: Thursday 15th February 2024 at 1:00pm (on site)

Inspections strictly by appointment

*denotes approximately

- Land Area 51.257888 hectares





