



## Cnr Cullens & Longwood-Shepparton Road, Molka via , EUROA, VIC 3666

Cropping, Grazing and the Creightons Creek

**145.69 hectares, 359.99 acres**

An outstanding opportunity to secure a productive rural holding in the tightly held Molka district.

360 acres\* in three certificates of title, this property combines fertile pastures currently in crop, dual Creightons Creek reserve frontage with an additional 46 acres\* grazing entitlement, and natural beauty, making it an ideal base for cropping, grazing or lifestyle pursuits.

The land offers well-maintained paddocks dotted with healthy native shade trees, ideally suited to grazing, cropping, or mixed farming, supported by very good boundary fencing and multiple access points via Cullens Road, Longwood-Shepparton Road (sealed) and a gazetted road on the southern boundary (end of Curries Road)

The highly touted Creightons Creek dissects the land offering seasonal water whilst a deep catchment dam provides a further layer of water security.

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:** For Sale

**INTERNET ID:** 300P186283

**SALE DETAILS**

**Contact Agent For Price**

**CONTACT DETAILS**

**Euroa**  
27 Binney Street  
EUROA, VIC  
03 5795 2294

**Brendan Allen**  
0499 229 007

The land's proven capability is evident in the size of the trees that scatter the property and established crops, while the elevated sections provide inspiring outlooks across the surrounding countryside.

This is a rare chance to secure a productive, well-located parcel in one of the region's most highly regarded farming districts.

- Land Area 145.686831 hectares





