



## 1154 Stockyard Hill Road, STOCKYARD HILL, VIC 3373

'Buln Gherin'

**1,089.00 hectares, 2,690.92 acres**

Elders Rural Services Australia Limited is pleased to present for sale 'Buln Gherin', a prominent and scalable mixed farming enterprise, positioned within one of Western Victoria's most highly regarded agricultural regions.

Ideally located two hours\* north west of Melbourne, the property spans across a versatile 1,089 hectares (2,692 acres)\* and benefits from extensive accommodation, outstanding working infrastructure, highly fertile soil profiles and an abundance of natural water supply which supports the overall productivity of 'Buln Gherin'.

Key features:

- Total land area: 1,089 hectares (2,692 acres)\*
- Outstanding six-stand woolshed complex with undercover yards, expansive wool handling areas, modern kitchen and staff facilities (4,000 sheep\* undercover capacity)
- Additional working improvements including cattle and sheep yards, machinery/hay

**TYPE:** For Sale

**INTERNET ID:** 300P193072

**SALE DETAILS**

by **Expression of Interest**

**CONTACT DETAILS**

**Elders Real Estate Victoria**  
Level 36, 55 Collins Street  
Melbourne, VIC  
03 9609 6222

**Sean Simpson**  
0418 320 335

shedding, in addition to 230 tonnes\* grain storage

- Extensive accommodation including an original six-bedroom California-style bungalow homestead (c.1920), in addition to a contemporary three-bedroom weatherboard manager's residence

- Ongoing pasture improvement programs and lime/fertiliser history supported by highly productive volcanic soil profiles

- Abundant natural water supply via three bores, multiple natural catchment dams, in addition to >1,300,000 litres\* rainwater storage

- 14,000 DSE estimated carrying capacity

- 'Buln Gherin' is currently operating as a mixed farming enterprise and is ideally suited to wool, prime lamb, cattle and cropping pursuits

- Located 15km\* south west Beaufort, 57km\* south east Ararat, 62km\* west Ballarat and 174km\* north west Melbourne CBD.

'Buln Gherin' is being offered for sale by Expression of Interest closing Thursday 7th May @ 2pm.

Sean Simpson 0418 320 335

Nick Myer 0427 610 278

\* denotes approximately

- Land Area 1089 hectares
- Bedrooms: 6
- Bathrooms: 3

## HOMESTEAD

<b>Bedrooms</b>	6
<b>Bathrooms</b>	3







