



33 Kuruc-A-Ruc Road, ROKEWOOD, VIC 3330

Historic "Kuruc-A-Ruc", a highly productive mixed farming enterprise 580 HA (1,433 AC*)

580.00 hectares, 1,433.18 acres

Ideally located 30 minutes* from Ballarat, 55 minutes* from Geelong and 1 hour 20 minutes* from Melbourne, 'Kuruc-A-Ruc' is a significant historic property comprising highly arable land, ideally suited to a range of agricultural endeavours.

The land is more than 80% arable and is suited to all grazing pursuits, including sheep, wool and prime lambs. In addition to fodder, cereal, and oilseed production.

KEY FEATURES:

- Restored and sympathetically renovated four bedroom bluestone homestead circa 1840s surrounded by mature gardens.
- Four stand shearing shed with undercover yards with 1200* sheep capacity.
- Historic 1860's bluestone small cottage, original horse stables and bluestone storerooms.
- Four haysheds, three silos plus sundry shedding.

TYPE: Sold

INTERNET ID: 300P23886

SALE DETAILS

Expressions Of Interest

CONTACT DETAILS

Elders Ballarat
Cnr Carngham Road &
Learmonth Street
BALLARAT, VIC
03 5336 9500

Sean Simpson
0418 320 335

- Stock water is supplied by town water to troughs, 12 catchment dams and supplemented by the Kuruc-A-Ruc Creek.
- Pastures are a mix of improved perennial phalaris, rye grass and sub clover pastures.
- Reliable 559.9 mm* (22.04 inches*) average annual rainfall.

Expression of Interest

Closing Thursday 14th April 2022

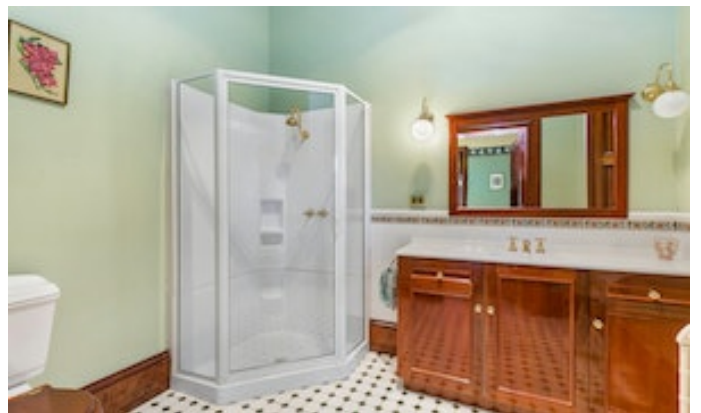
Inspection by appointment only

- Land Area 580 hectares
- Bedrooms: 4
- Bathrooms: 3

HOMESTEAD

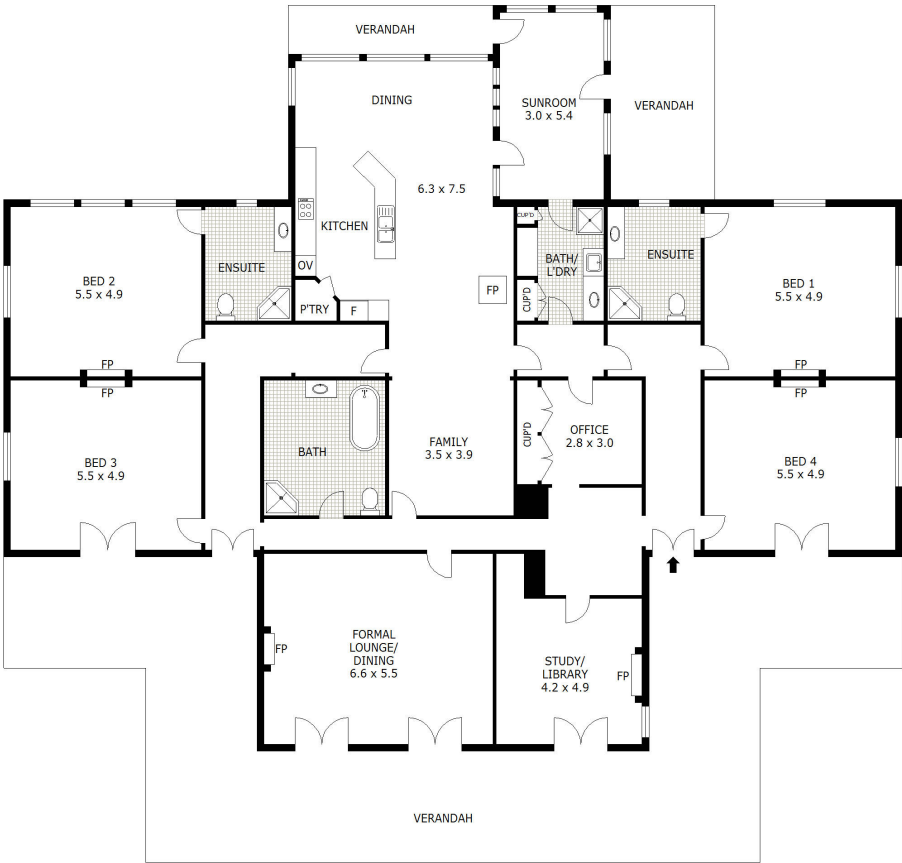
Bedrooms	4
Bathrooms	3











GROUND FLOOR

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 355 m ²
Verandah	- 144 m ²
Total	- 499 m ²



Kuruc-A-Ruc, Rokewood