



Glendhu Road, CROWLANDS, VIC 3377

'Glendhu Valley' Western District Grazing/Fattening/Wool Production

409.54 hectares, 1,011.98 acres

Elders Real Estate is pleased to offer to the market for genuine sale 'Glendhu Valley' (the property) A well improved grazing property comprising 1012.05 acres* or 409.56 hectares* located 30km north east of Ararat, 40km East of Stawell and 100km North West of Ballarat. Elevated rolling country ideally suited to grazing, wool, fat lambs and hay/fodder production with major pasture improvement sown down to clover and ryegrass with yearly paddock rotations into oats and barley and strong fertiliser history.

- * Approx 650 acres of Yallara oats currently in crop
- * Fencing described as very good, sub-divided into 32 paddocks, 15km (approx) of perimeter Roo exclusion fencing
- * Reliable 23 inch 575mm rainfall average
- * Outstanding water availability via 5 'large' surface dams (240 megalitres total capacity) and 18 additional farm dams providing water security
- * State of the art infrastructure including a highly efficient 6 stand wool shed, raised

TYPE: For Sale

INTERNET ID: 64P2403

SALE DETAILS

\$3,600,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

Michael Fratin
0409 184 572

board & mesh flooring and large 60"x 50" heavy duty undercover sheep yards, good loading facility's and 190,000 litres of freshwater storage in tank.

* Feedlot potential - 15 holding paddocks can be utilised to feedlot lambs, water reticulated from header tank to individual troughs

* Entire farm has been deep ripped to assist water retention, with hilly areas sown to clover Phalaris & ryegrass.

* Excellent well formed gravel roadways and laneways throughout property

*A great opportunity to acquire a highly improved property that presents in excellent heart.

'Motivated Vendor - Immediate occupancy available on signing of contract and approx 650 acres of Oat crop included in the sale' settlement 60 days

- Land Area 409.54187 hectares







