



## Burrumbeep Road, WILLAURA NORTH, VIC 3379

'Cunnagher' 783 acres Quality Cropping/Grazing

**316.87 hectares, 782.98 acres**

Elders Real Estate is pleased to present to the market 'Cunnagher' (the property) located just minutes drive from Ararat in the pristine Willaura North/Maroona area in Victoria's renowned Western District.

The property comprises a total of 317\* hectares or 783\* acres over two properties 171\* hectares (Western portion) 146\* hectares (Eastern portion) separated by gravel road and is well suited to a variety of farming pursuits such as winter crops, cereal, oilseed, legumes or would make a highly productive sheep or cattle grazing property.

Topography features a desirable rolling aspect with gentle to rising undulation well drained to several tree lined water courses with good shelter belts and is considered 85% arable. Soil types vary from deep red loams on the North Eastern side, to grey loams on the South West portion.

External fencing is in good condition with reliable surface dams for stock water, and the possibility of pipeline water in the future, while improvements include three x silo's and

**TYPE:** Sold

**INTERNET ID:** 64P3754

**SALE DETAILS**

**Expressions Of Interest  
(unless sold prior)**

**CONTACT DETAILS**

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Michael Fratin**  
0409 184 572

an old set of cattle yards.

Well located to processing facilities, including grain receivals at Willaura, Lake Bolac and Lakaput, livestock saleyards at Hamilton & Ballarat and abattoirs at

Ararat.

To be offered as a whole or as two separate contingent assets. Immediate access possible.

Contact Michael Fratin 040918472

- Land Area 316.868858 hectares



