



## Ararat-St Arnaud Road, CROWLANDS, VIC 3377

'Bates & 'Bald Hill' 820 Acres - Productive Grazing

**331.84 hectares, 819.98 acres**

Elders Real Estate is pleased to present 'Bates' & 'Bald Hill' (the property) to the market, located in the pristine Crowlands locality approx 15 minutes drive northeast of Ararat and 1 hour drive northwest of Ballarat.

The property comprises a total of 331\* hectares or 820\* acres with bitumen road frontage and a gravel road dividing the property, and is ideally suited to sheep, cattle, wool production and hay/fodder crops.

Topography features gentle to rising undulation to steep timbered hills and is well drained to several tree lined water courses with excellent shelter belts for stock protection making for favourable lambing conditions. Soil type is a clay loam over ironstone and shale outcrops on the rises.

External & Internal fencing are in good to excellent condition with internal laneways for ease of stock movement, reliable surface dams for stock water, current 'old Crowlands piped water' and a heads of agreement for the GWM pipeline water in the future.

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:** Sold

**INTERNET ID:** 64P3973

**SALE DETAILS**

[Expressions Of Interest](#)

**CONTACT DETAILS**

**Ararat**  
167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Michael Fratin**  
0409 184 572

Well located to Ararat abattoirs processing facility and livestock saleyards at Ballarat.

To be offered for genuine sale by way of 'Expression Of Interest' as a whole or as two separate assets closing Thursday 10th October at 4pm.

- Land Area 331.842226 hectares





