



Lot 268 Clarke Road, LEDCOURT, VIC 3385

180 Acres - Productive Grazing With Stunning Grampians Views

72.84 hectares, 180.00 acres

This stunning Grampians Lifestyle property is comprising approximately 180 acres and is conveniently set approximately 30 minutes from Stawell and 45 minutes drive from Ararat & Horsham and provides an outstanding opportunity to secure a productive small acreage asset that will suit a variety of lifestyle and agricultural pursuits.

The property is well fenced externally and has previously run approx. 25 cows and calves, well suited to grazing with reliable rainfall and watered via 2 dams on the property and a key feature is the Mount William Creek that borders the rear boundary.

The land comprises a sandy loam soil and is predominantly flat with a generous scattering of mature gum trees that provide stock shelter and an abundance of firewood. There is a set of basic steel cattle yards and an old run down farmhouse that is not habitable.

What an amazing opportunity to secure an affordable parcel of land that offers productivity as well as some amazing potential home sites (STCA) with stunning views to the West over the Grampians National Park.

TYPE: For Sale

INTERNET ID: 64P4401

SALE DETAILS

\$540,000

CONTACT DETAILS

Ararat
167 Barkly Street
ARARAT, VIC
03 5352 4338

Michael Fratin
0409 184 572

Contact the selling agent to arrange your inspection.

- Land Area 72.843416 hectares





