



Buangor-Ben Nevis Road, BAYINDEEN, VIC 3375

Picturesque Grazing and Lifestyle Opportunity - 360 Acres

145.69 hectares, 359.99 acres

Located in the pristine Bayindeen/Warrak area in Western Victoria just a 15 minute drive to Ararat, 1 hour to Ballarat and 2 hours to Melbourne presents an affordable 360 acre (145.68 Hectare) grazing and lifestyle opportunity set in the picturesque valley backing onto the Mt Langi Ghiran State Forest.

The property is set on 2 titles with access via a bitumen sealed road frontage and within minutes to the Western Freeway link and will provide an abundance of opportunity from small scale farming, horticulture enterprises, eco tourism or market garden farm stay tourism opportunities with many potential home sites varying from creek flats to elevated sites capturing amazing mountain views.

The land has been long held by a generational farming family and has been operated as part of a sheep grazing and wool enterprise. The soils are mostly a sandy loam profile and the topography ranges from gently undulating creek flats to rising hill country with 40 acres (approx.) of heavily vegetated tree stands. The property has 2 reliable catchment dams and a seasonal creek and the fencing is considered to be stock proof.

TYPE: For Sale

INTERNET ID: 64P4584

SALE DETAILS

\$2,750 Per Acre

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

Michael Fratin
0409 184 572

This well located property would make the ideal starter block, or a bolt on addition to a larger farming enterprise.

Contact the selling agent Michael Fratin 0409 184 572 to arrange an inspection.

- Land Area 145.686831 hectares





