



## Lot 2/45 Knights Road, LONGWARRY, VIC 3816

RENOWNED PRODUCTIVE GRAZING LAND

**48.16 hectares, 119.00 acres**

Within close proximity of Bunyip and Longwarry, this excellent 119 acre property is situated in a reliable rainfall area, well renowned for its productive, heavy carrying capacity, genuine versatility and strong continuing future growth. A perfect turnout block for dairy stock and an ideal long term investment.

The property is nicely located and very private on a low traffic road, only five minutes from the Princes Freeway and offering an excellent entry point for someone keen to start farming, build a new home to enjoy a rural lifestyle and comfortably commute to Melbourne by train.

Soil Type and Capacity. The property comprises rich, fertile clay/loam soils, typical of the region and renowned for their heavy carrying capacity, supported by excellent rainfall history.

Infrastructure and improvements. The farm currently operates as a beef farm and was previously was set up for dairy.

**TYPE:** For Sale

**INTERNET ID:** LNP3747

**SALE DETAILS**

**\$1,750,000**

**CONTACT DETAILS**

**Bunyip**  
1, 1-3 Main Street  
Bunyip, VIC  
03 5629 5329

**Ray Cullen**  
0429977313

- 29 paddocks of various sizes, all serviced by a central gravelled laneway,
- Fencing - boundary in sound condition, internals need upgrade/replacing,
- Water supply from reliable bore reticulated to extra-large concrete troughs,
- Good stockyards, crush and loading ramp,
- Old steel hay shed in sound condition for fodder storage,
- Old disused dairy, concrete yards - could repurpose for recreation/domestic use,
- Hayshed, earth floor, high clearance for round bales,
- Old original WB home - not habitable, however, its' existence would qualify for a new custom rebuild (STCA)
- Power is connected into the property.

Rural properties throughout this rich vein of West Gippsland, continue to reliably deliver year after year due to their renowned productive soils and consistent rainfall. 45 Knights Rd is ready for a new owner and will reward beef, dairy, or alternative farming ventures. For the investor, there is a guaranteed income from professional local farmers willing to lease farmland such as this on a long-term basis.

Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.

- Land Area 48.157591 hectares

