



250 Collyers Road Warncoort, VIC

## PRIME AGRICULTURAL PASTURE IN SOUGHT AFTER FARMING...

Meticulously maintained and picturesque grazing pasture spanning a total land size of 194 acres (78ha approx.) set over 2 separate titles, comprising of 9 paddocks secured by electric fencing and currently farming top end beef cattle.

Certain paddocks have been used for seed potatoes over recent years and along with vegetables many options exist. Excellent coverage of clover rye grass, hay of high quality and feed value.

Fully equipped with cattle yards, shearing shed, truck and tandem trailer loading ramp.

Strategically planted Pines offering wind protection. Outstanding water supply comprising of 6 dams (Registration for irrigation purposes not included in sale).

Numerous desirable house site opportunities (STCA) with power readily available from multiple locations.

**Ian Stewart**

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