



Sold

15.47 hectare

Lot 2, 39 Cruites Road, Kirkstall

Prime Agricultural Land – 38.2 acres

Premium Farming Opportunity – 39 Cruites Road, Kirkstall VIC

Located in the heart of Victoria's highly productive Western District, this quality parcel of farmland presents an exceptional opportunity for farming, investment, or rural lifestyle pursuits. 39 Cruites Road, Kirkstall offers fertile ground for a variety of agricultural uses, including cropping, grazing, or mixed farming enterprises.

Property Features:

- Recently installed solar-powered water bore
- Water tank and two livestock water troughs
- Shelter belts established throughout the property
- Fully fenced with five paddocks and internal gates
- Solar unit powering electric fencing

Land Attributes:

Sold : \$420,200

Jeremy Gleeson

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- Expansive arable land with rich loam soils
- Zoned for farming with potential for future development (STCA)
- Easy access via sealed road frontage

Set in a scenic and sought-after rural location, this property combines functionality with natural appeal. Situated just a short drive from both Warrnambool and Port Fairy, it offers a peaceful farming lifestyle with the convenience of nearby towns, services, and transport links.

An ideal acquisition for established farmers looking to expand, or investors seeking high-quality rural land in a proven agricultural zone.

Contact Jeremy today to arrange a private inspection and explore the full potential of this outstanding rural asset.