



Sold

861980 sq. m

188 Callaghans Road, Nirranda South

The Heart Of Dairy Country Beckons You....

AUCTION ON SITE

20TH SEPTEMBER 2018 AT 11:30 AM

188 Callaghans Road Nirranda South

Terms of 30 days / 45 days,

10% DEPOSIT

* A 10YR GAS LEASE IS ON OFFER WITH AN ANNUAL RETURN OF \$52,000 PLUS GST..... CONDITIONS APPLY

Roberts One Real Estate in conjunction with Charles Stewart & Co are proud to offer for auction this fully operational and successful Dairy Farm located within the heartland proximity of the Great Ocean Road Nullawarre.

A Superb 213 Acres on one title, with two road frontages, luscious country views, divided and fully fenced into 25 workable paddocks plus 2 small calf paddocks. All Troughs to paddocks are serviced by 11/4 poly pipe which has plenty of pressure for easy filling. The fully submersible bore (up to 200 feet deep) which is located near the homestead assists the healthy water supply alongside the 3 Freshwater Tanks

Sold : Contact Agent

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located at the Dairy, as well as a 20 Mega Litre Water Licence. The weather is conducive to good dairying operations with a history of 34 inch rainfall within the area over the previous years.

This highly functional (20 year old) yet modernised and computerised Rotary Dairy services 30 at a time, consists of New Bum Rails, Westfalia plant, Auto Draft, Auto ID, Auto Feed and 1 x 100 Tonne Silo, 1 x 30 Tonne Silo and 1 x 3 Tonne Silo, Roller Mill and Mixer. A Westfalia 8000 Litre Milk Vat provides quality storage for your precious milk supply with the latest technology.

All paddocks have a proven track record with Olsen P levels over 25, this is due to the fertilizer history with continual applications of Super / Potash and Urea which provide an ideal balance of nutrients with Trace elements to increase pasture production and livestock profitability. The nutrient rich soil is mainly grey sandy loam soil and very few black flats. The lush paddocks contain mainly Perennials, Rye Grass and Clover with one designated paddock containing Saia Oats.

Your shedding needs are met by a Colourbond Calf Shed containing 7 bays and a 3 bay Machinery Shed with Workshop.

An added advantage is that the Boggy Creek Gas Plant leases 4-5 Acres, with a new Lease being put forward and with a management/ First Responder Income, makes this property very attractive with this extra return.

Your Farm Homestead is a lovely Four Bedroom Brick Veneer which was renovated 7 years ago but still allows you to mark it as your own.

The kitchen / meals area is AMAZING and beckons you to utilise its many facilities, Quality Blanco Stainless Steel Appliances (electric oven and gas hotplates), Dishlex Dishwasher, ample gloss cabinetry, beautiful stone island bench and feature lights to set the ambiance.

The fully renovated bathroom has a feature wall of art deco inspired glass cubes providing a unique and beautiful sight to compliment the existing amenities. There are also two separate toilets within the homestead for family convenience.

Your heating and cooling needs are met by a split system in the living area, and that lovely country air is so accessible by the sliding glass doors located off the family room and kitchen / meals room which also lead you to your outdoor entertainment / verandah area.

As an added bonus you have a tennis court next to the house to facilitate some quality family downtime or even just room for the children to play.

Public buses are available to both Timboon and Warrnambool, so school is easily accessible for the children.

Only a short distance from the infamous Boggy Creek Pub, Great Ocean Road Highlights, Timboon Distillery and Ice Creamery what better part of the great south west is there to be? Make your move today and secure this delight.

Prior offers will be considered, call us today.