

**55 Murrays Road, Buffalo, VIC, 3958**

*Elders*

**Land For Sale**

Sunday, 3 November 2024

55 Murrays Road, Buffalo, VIC, 3958

Type: Land

## **Ivy Park Buffalo|South Gippsland - 277ha|683 acres|3 Titles**

Elders is pleased to present for sale 'Ivy Park' one of South Gippsland's highly regarded fattening/breeding properties. 'Ivy Park' is an opportunity not to be missed, fattening 400-500 steers on an annual basis in the well-known high rainfall area of Buffalo, South Gippsland.

Key features of the property include:

Abundant secure natural water supply via catchment dams supported by a reliable 34-inch average rainfall

Heavy duty stockyards with undercover crush, loading ramp & lock up shed

Quality standard fencing to 14 main paddocks

Excellent coverage of native treed shelter belts providing shade and shelter for livestock

Port Welshpool 53km, Foster 30km, Leongatha 38km & Melbourne 2 hours

'Ivy Park' is situated in prime cattle country with the Koonwarra Saleyards just 28km away. 'Ivy Park' is an outstanding opportunity to secure a quality cattle fattening/breeding property in the renowned Buffalo district of South Gippsland. For further information or to inspect the property, please contact Ben Townsend on 0400 594 487 or Don Olden on 0417 805 312.

For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)