

167 Jones Road, Koroit, VIC, 3282



Rural For Sale

Friday, 15 November 2024

167 Jones Road, Koroit, VIC, 3282

Bedrooms: 4

Bathrooms: 1

Type: Rural

Beef or dairy - your choice!

Ideally situated former dairy farm (ceased milking 2019) currently setup for beef breeding and fattening alternatively highly desirable dairy run off and fodder conservation country.

Comfortable 4 brm family home with bungalow and large double garage.

Excellent shedding including custom built all steel machinery shed (80x40)- half fully enclosed with concrete floor and power. A range of other steel hay and implement shedding.

Cattle yards with undercover working area on concrete base. Former 22 a/s equipped H/B dairy.

Excellent laneways, subdivision and pressurised stock water system throughout.

Strong pastures- Noted Ryegrass growing country.

Comments: Situated in a highly desirable and safely held location with versatile farming options- Beef - Dairying - Dairy Run Off - Fodder Conservation pursuits with subdivisional potential.

For Sale by Expression of Interest:

Closing Monday 16th December 2024 at 12pm

LISTING DETAILS

AREA: 371 acres - 3 titles

LOCATION: 167 Jones Road Koroit road frontages on 3.5 sides. 6.5 km Koroit, 17 km Warrnambool, 10.4km Woolsthorpe, 51.5 km Mortlake, 20km Port Fairy.

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SERVICES: Primary and secondary school bus at corner to Woolsthorpe Primary School and all Warrnambool schools.

TENURE:

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IMPROVEMENTS: Home and Surrounds

Vinyl clad Home with GI roof. Four bedrooms three with built-in robes, fourth bedroom or study. Large kitchen with chef gas oven and informal dining area with adjacent lounge. Lounge with reversal cycle air conditioning and slow combustion wood heater, second smaller living area or children's playroom off kitchen. Family bathroom with shower. Large laundry with separate toilet. Double lockable garage with storage and small workshop area. Rear two room bungalow with toilet and shower ideal for staff. Paved outside entertaining area under rear pergola.

Farming Improvements

Former 22 aside herringbone dairy (ceased milking 2019). 350 cow yard. Flood wash. 10,300 L Barrie Brown vat. Undercover vet race & crush. 120 cow concrete feed pad, undercover calving pad 16m x 16m. 100 head capacity. Calf shed (30' x 25'). All steel machinery shed (80m X 40m) with half lockable fully enclosed (40m x 40m) workshop, powered with concrete floor.

WATER: Sub pump on bore at dairy - 120 feet deep. 1000-gallon troughs

in each paddock. Main line 2" poly with 1½" inch laterals to troughs. 22,000 gallons freshwater storage at dairy, 7000 gallons at house,

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PADDOCKS: Excellent subdivision with laneway system throughout. All laneways in excellent order. Average paddock size

3.5-4Ha (10 acres).

FENCING: Conventional boundary with internal two wire electric fencing.

PASTURES: Strong rye ryegrass pastures.

FERTILISER: Not known or available.

RAINFALL: 750mm/30" average annual rainfall country.

SOIL TYPE: Grey loam soil types with basalt influence.

CONTOUR: Predominantly flat contour.

STOCK: Not stocked to capacity

COMMENTS: Situated in a highly desirable and safely held location with versatile farming options Beef Dairying Dairy run including fodder and dry cattle. The property has strong sub divisional potential.

FOR SALE BY EXPRESSIONS OF INTEREST CLOSING MONDAY 16TH DECEMBER
AT 12:00 PM