

**2312 Creswick-Newstead Road, Smeaton, VIC, 3364**



**Rural For Sale**

Saturday, 16 November 2024

2312 Creswick-Newstead Road, Smeaton, VIC, 3364

Type: Rural

## High Quality Grazing & Conservation Opportunity

LAWD is pleased to present for sale 2312 Creswick- Newstead Road, Smeaton (the Property), a high-quality grazing and conservation opportunity situated in the Goldfields region of north-west Victoria.

### KEY INVESTMENT HIGHLIGHT INCLUDE:

- ☒ Total land area of 416\* hectares (1,028\* acres).
- ☒ Currently utilised for dryland grazing along with other agricultural purposes.
- ☒ 250\* hectares is subject to a Conversation Management Plan (CMP) (a full copy of the CMP is available to prospective purchasers).
- ☒ Quality soil types and reliable annual rainfall allowing for further pasture development.
- ☒ Secure water is provided via three earthen dams, a water tank storage and multiple seasonal creeks.
- ☒ Pastures comprise mainly native perennial pastures with some improved pasture areas.
- ☒ Held within 20\* Certificates of Title with 2.5\* kilometres of sealed road frontage.
- ☒ Ideal opportunity to continue to build current farming operations, with added future development and sub-divisional potential for residences (STCA) or further agricultural pursuits.
- ☒ Strategically located in a highly reliable and productive agricultural region of Victoria, 40\* kilometres north of the Ballarat town centre.

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