

**97 Carpendeit-Bungador Road, Carpendeit, VIC,
3260**



Rural For Sale

Monday, 28 October 2024

97 Carpendeit-Bungador Road, Carpendeit, VIC, 3260

Bedrooms: 6

Bathrooms: 2

Parkings: 4

Type: Rural

PRODUCTIVE COLAC COBDEN DISTRICT DAIRY FARM

380 ACRES / 154 HECTARES

HIGHLY SOUGHT AFTER SECURE VERSATILE CARPENDAIT AREA

STRONG ARABLE SOILS TWO HOMES ROTARY DAIRY

DAIRYING DAIRY SUPPORT BEEF PRIME LAMBS FODDER INVESTMENT

Rich fertile predominantly clay loam soils (approximately 50% laser levelled), carrying quality perennial pastures with a good fertilizer history.

Excellent reliable Otway water supply and bore water to troughs (via two-inch poly lines) in all 32 paddocks (laneway system), one dam.

Fifty-unit rotary dairy (circa 2016), auto cup removers, auto feed system, auto wash milk vat (8,500-litre), office, toilet, 300-cow capacity yard, 100 kVA backup generator, and 30-kilowatt solar panels.

Two homes, each with three bedrooms and ample rainwater tank supplies. Sealed road frontage.

Good suite of machinery, calf, hay, and sundry shedding. Owners retiring.