**Forthcoming Auction Friday 2 October at 1pm by Auctions Plus/Online**

**GLENORCHY ACREAGE EXPECTED TO ATTRACT MULTIPLE BUYER INTEREST**

Glenorchy is a village between Stawell and Horsham, but it is only about five kilometres north of the Western Highway and it has the Grampians as a backdrop.

Rodwells Ruralco Property district agent Max Brown has been appointed to sell by public auction a rarely available district farm block that holds multiple potentials.

The auction will be conducted on line at 1 pm on Friday 2 October via Auctions Plus.

Intending bidders will need to register twenty four hours prior and should further information be required are advised to contact selling agent Max Brown.

On offer is a 188ha (or 464 acre) farming holding known locally as Krelle’s Block.

The land held in two titles has been in the local Krelle family name for over sixty years and is now for sale for family division purposes.

The acreage is divided into three paddocks with four stock dams and it has a bitumen road frontage to Phillips Road.

Originally farmed as a cropping and sheep grazing block by the vendor family, in more recent times it has been share cropped by a local farmer.

Rodwells Ruralco agent Max Brown says that it has not been cropped for the last three seasons but has had sheep grazing on it over this period.

“Krelle’s Block is considered a good productive block of farming land that presents well.

“it has good local aspects and the Grampians backdrop adds to the scenic appeal.

“I see the auction as attracting local district or neighbouring farmers who want that ideal extra bit of country to add to their holdings for additional cropping scale or as a turnout block.

“Another option would be as a great place to build a home for a retiree, or someone who has sold their home farm and wants that handy acreage to still pursue a farming or livestock interest.

“My assessment based on recent price trends for farm properties of this nature is for its auction bids to fall from $3000 an acre.

”Listings of this nature in a tightly held farming district are rarely brought to market for auction competition” Max says.

The location in Phillips Road Glenorchy has easy Western Highway access putting the strong district centres of Stawell and Horsham and all the services they offer close at hand.

For more property information contact selling agent Max Brown of Rodwells Ruralco Property on 0429 854 772 to book an inspection or for further property information.

**Photo Caption**

Krelle’s Block in Phillips Road Glenorchy is a productive and visually attractive sheep or cropping block that has been held in the vendors name for over sixty years.

Held in two tiles the location is only five kilometres off the Western Highway between Stawell and Horsham and comprising 188 ha or 464 acres.

It will be auctioned by Rodwells Ruralco Property on Friday 2 October at 1pm via Auctions Plus with intending bidders needing to register twenty four hours prior to the sale time.

Selling agent Max Brown from Rodwells Ruralco Property says that with all its features including productivity, location, and range of potentials it is a rare offering to the market.

He expects buyer interest from $3000 per acre.