

Rodwells Ruralco - Grampians Region

Profile Page

Property . Phillips Road GLENORCHY
Ref ID 22366551
Type Rural
Rep Max Brown 0429 854 772; 03 5358 1068
Rep 2
Listing Date 14/08/2020 **Method Of Sale** Exclusive (Auction)
Listing Expiry
Auction 02/10/2020 1:00 PM
Price From \$1000000 **Price To** \$0
Price Freeform AUCTION - 2/10/2020 - Auctions Plus



Vendor

Legal Description
Surname
Title
Firstname
Partner
Telephone (HM)
Telephone (WK)
Mobile (Primary)
Mobile (Secondary)
Fax
Email
Postal Address

Conveyancer (
T: F:
W: M:

Water Rates \$0 pa **Auction Date** 02/10/2020 1:00 PM
Council Rates \$0 pa **Auction Venue** Auction Online - Auctions Plus
Strata Levies \$0 per year **Tender End Date**
Building/Floor Area 0 sqm
Land Area 464 acres

Bedrooms 0
Bathrooms 0
Toilets 0
Garages 0
Carports 0

Heading Southern Wimmera Farming

Description -Close to Horsham, Stawell and Halls Gap -5 Km north of Western Highway -Suitable for family or grazing -Land held in 2 titles -Barley, Wheat, Beans, Canola, Oats -Hay Production -Prime lamb and wool production -3 Paddocks - 4 dams -Road frontage on 3 sides -Bitumen frontage of 1400m Listings of this nature in a tightly held farming district are rarely brought to the market for Auction competition. 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 at the local Glenorchy Hall on Friday 2 October a rarely available district farm block that holds multiple potentials. The public auction will be held in accord with the prevailing recommendations as to public gatherings that are relevant on auction day. On offer is 465 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 of about 1400 metres. 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. Selling 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. 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.

Strip Note		Key ID
Certificate Of Title		Access Details
Land Value	\$0	Alarm
Government Value	\$0	
G.V. Year		Title
Local Authority		Zoning
Legal Description		
Lot		RP/DP
Tenancy Details		

Notes	14/08/2020	Property Updated By Cate Jorgensen
	14/08/2020	Converted to Listing on 14/08/2020
	14/08/2020	Converted from Appraisal to Listing status
	04/08/2020	Property Updated By Cate Jorgensen
	04/08/2020	Appraisal Price changed from \$0 to \$1000000.00
	04/08/2020	Property Updated By Cate Jorgensen
	04/08/2020	Auction Date set to 2-10-2020
	04/08/2020	Property Added By Cate Jorgensen

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