

Sold



## 89 Days Rd, Ballandean



### Location Location Location

Ballandean right in the heart of Vineyard and Prime Farming and Tourism Country. And this property is no exception "Henty Farm" and its iconic world renown Pyramid. This property just screams out opportunity.

Presently a commercial working farm "Henty Farm" comprises 90 hectares with excellent road frontage and highway exposure. The opportunity is now available to secure this property ready to move in today and farm for this season. Water capacity is at maximum level and full water allocation on hand.

Already to farm is 20 hectares of solid set irrigation in several blocks and strategically planted wind breaks plus a further estimated 20 hectares available for farming. An extensive mainline and sub main line system has been installed in recent years to allow for maximum production. Along with near new irrigation pump and filtration system.

Water is the backbone to any venture especially farming "Henty" has 4 dams registered for irrigation with a combined storage capacity of approximately 160 megalitres. 10 ml Weir and licence on the districts most secure water supply 6ml plus 48 megalitre water allocation. In all a very impressive and as secure as possible water supply.

Buildings include a 4-bedroom brick veneer farmhouse in good repair. Steel frame shed of approximately 255m2 which houses a cold room of approximate 38m2, 4 x 25,000 litre rainwater tanks for domestic and farm use.

"Henty Farm" with its location iconic pyramid and prime farming land is truly a

 4  1  3  90.55 ha

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	981
<b>Land Area</b>	90.55 ha

### Agent Details

David Schnitzerling - 0418 717 979

### Office Details

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rare find and ready to produce from day one. For further information contact David Schnitzerling on 0418717979

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