



**Pat Rice & Hawkins**  
FIRST IN RURAL PROPERTY



**291 Connellys Creek Road ACHERON**



**SOLD**

### **'Cragganmore' Rich heavy grazing country**

Hectares: 118.21 - Acres: 292

FOR SALE BY EXPRESSIONS OF INTEREST - CLOSING WEDNESDAY 28th NOVEMBER AT 4:00 PM

Set within the very picturesque Acheron valley with 'jaw dropping' views of the Cathedral ranges, this vacant rural holding is a truly rich piece of grazing or fattening country. Part of the renowned 'Craggan' (home of 'Anvil' Angus stud) and featuring strong loam soils, intensive grazing pastures, elevated building sites and plenty of peace and quiet, 'Cragganmore' offers a unique opportunity to create a prestigious lifestyle property.

- Undulating heavy carrying country with excellent pastures
- Spectacular 360-degree views - Cathedral ranges
- Heavy carrying capacity with excellent pasture/fertiliser history
- Excellent water supply from large dam storages
- Quality electrified fencing with laneway system - shelter belts
- Numerous house sites (s.t.c.a) - picturesque valley location

AGENTS IN CONJUNCTION - RURALCO PROPERTY - BRENDAN WOODLEY 0429 032 620

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