


SOLD



6575 Natimuk-Hamilton Rd, Balmoral




EXPRESSIONS OF INTEREST CLOSING FRIDAY 10 JUNE 2022 AT 4:00 PM

CBRE Agribusiness and TDC Livestock & Property are delighted to present for sale 'Willah' (the Property), a broad-scale versatile grazing, breeding and cropping opportunity situated in the exclusive Western Districts of Victoria.

FOR SALE VIA EXPRESSIONS OF INTEREST CLOSING FRIDAY 10 JUNE 2022 AT 4:00 PM

Comprising a total land size of 2,085 Hectares* (5,153 Acres*), the Property is strategically located on the fertile plains to the west of the Grampian Ranges, 80 kilometres* south of Horsham and 60 kilometres* north of Hamilton, in one of Victoria's most admired farming districts.

'Willah' is a picturesque breeding and fattening livestock property with support cropping, in a prized location, featuring some spectacular Grampians views across outstanding pastures, remanent redgums and the Yarramylyp Creek, with a north-easterly aspect of generous scale offering

 2,085.00 ha

Price	SOLD
Property Type	Residential
Property ID	822
Land Area	2,085.00 ha

Agent Details

Tom Pearce - 0427 642 138
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Office Details

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enviable productivity, ease of management, reliability and diversity. Rarely do investment opportunities of this calibre become available.

Key investment highlights include:

- A large-scale holding in one contiguous parcel
- 85%* (1,770 Ha*) is considered arable and over 95%* (1,980 Ha*) is grazable
- 85%* has undergone an extensive permanent pasture renovation and fertiliser program
- Reliable 615 millimetre average annual rainfall – CBRE reliability of 77%
- Gentle topography and consistent soil types provide diversity and are ideally suited to meat sheep, wool production, beef cattle with support cropping
- The farming infrastructure including, heavy vehicle access, fencing, laneway systems, livestock working yards, shearing shed, machinery shedding and water supply in each paddock allows for an efficient, productive, reliable and convenient operation
- Extensive production capability with estimated annual productivity to support 22,000 dse* (11.5 dse/Ha*)

A FULL INFORMATION MEMORANDUM IS AVAILABLE UPON REQUEST

Contact Tom Pearce 0427 642 138 or Guy Robertson 0427 347 098 for further information and to organise your inspection.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.