

**4040 Sunraysia Highway, Lexton, VIC, 3352**



**Rural For Sale**

Saturday, 16 November 2024

4040 Sunraysia Highway, Lexton, VIC, 3352

Type: Rural

## DUAL-PURPOSE OPERATION WITH FUTURE INCOME STREAM

LAWD is pleased to present for sale Hillside Park, a mixed cropping and livestock opportunity located in the highly regarded Western District region of Victoria.

### KEY INVESTMENT HIGHLIGHTS

A versatile landholding comprising 476\* hectares situated within the highly regarded Western District region of Victoria. Currently utilised for the grazing of livestock, in addition to the intensive cropping of a variety of winter and fodder crops.

Carrying capacity of 3,000 Dry Sheep Equivalents (DSE) or 2.5DSE/acre.

Strong fertilisation application history and soil amelioration.

Benefitted by highly reliable rainfall (590\* millimetres), a mixture of fertile soil types (5.5+ PH level) and favourable climatic characteristics.

Operational infrastructure includes a two-stand shearing shed, sheep yards (750\* head capacity), 1,200\* head feedlot with auto feeders, silo storages (1,000\* tonnes) and general-purpose shedding.

Approved and funded lease agreement for a potential future wind farm development (four turbines and sub-machine).

Close to commodity processing facilities, including grain receivals at Willaura, Lake Bolac and Lakaput, livestock saleyards at Hamilton and Ballarat, an abattoir at Ararat and port facilities in Portland and Geelong.

LAWD is offering the property to the market by Expression of Interest.

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