

455 North Road, Mortlake, VIC, 3272



Rural For Sale

Saturday, 16 November 2024

455 North Road, Mortlake, VIC, 3272

Type: Rural

Exceptional Western District Grazing Opportunity

LAWD is pleased to present for sale 455 North Road, Mortlake, a high rainfall grazing opportunity located in the renowned Western District of Victoria.

KEY INVESTMENT HIGHLIGHTS:

- ☒ Total land area of 205* hectares (506* acres)
- ☒ Currently utilised for breeding angus cattle and composite prime lambs although equally suited to a dairy out block or fodder production
- ☒ Subdivided into 17* paddocks and serviced by a series of laneways enabling operational efficiencies and rotational grazing management
- ☒ Fertile soil types complimented by reliable annual rainfall (589* millimetres)
- ☒ Established perennial rye and clover pastures with a sound history of fertiliser application
- ☒ Secure water is provided by two bores with header tanks which reticulate water to the troughs throughout the property
- ☒ Power is available but not connected
- ☒ Located 11* kilometres northeast from Mortlake with 450* metres of sealed road frontage to North Road

Inspection by appointment. Information Memorandum available upon request.

FOR SALE BY EXPRESSION OF INTEREST CLOSING AT 12PM (AEDT) THURSDAY 12 DECEMBER 2024

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