

Lot 1 Thompson Road, MAUDE, VIC 3331

Golden Opportunity In Prime Rural Heartland

Located in a tightly held and highly sought-after agricultural region, this exceptional 99 ha 247 acre approx. rural property offers an outstanding opportunity for astute buyers seeking highly productive land with strong long-term growth potential.

Currently share-farmed by a local operator, the property is ideally suited for cropping, livestock, or a variety of other agricultural pursuits. With rich, fertile soils and expansive open space, this is productive land that truly works for you

Water security is a key feature, with three dams providing a reliable water source for stock. The layout and landscape support easy movement for machinery and livestock, and the property's current use for cropping highlights its versatility and high productivity.

There are panoramic outlooks that take in the majestic silhouettes of the You Yangs and the rolling vistas of the Brisbane Ranges round to Mount Moriac, offering not only inspiration but a timeless rural backdrop for life and work.

Whether you're expanding an existing farming enterprise, looking to establish a new

TYPE: For Sale

INTERNET ID: 300P183282

SALE DETAILS

Offers Close 5pm 8th September if not sold prior

CONTACT DETAILS

ELDERS RURAL SERVICES AUSTRALIA LTD

10-14 Brougham Street
Geelong, VIC
03 5225 5000

Peter Lindeman
0418 525 609

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

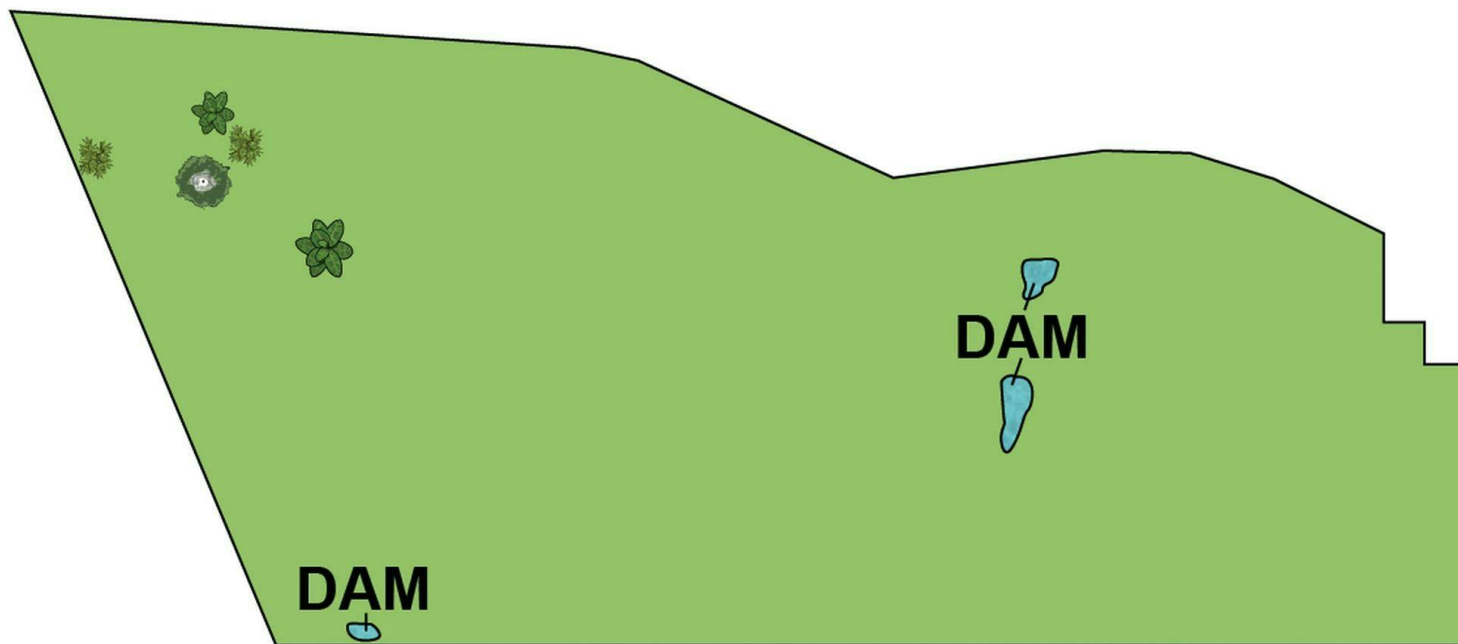
agricultural venture, or seeking a land bank with future promise, this property offers unrivalled scope and potential. There is also ample space to design and build a dream home(STCA).

The property's quiet yet accessible location allows for both seclusion and connectivity, within comfortable reach of major townships, regional roadways and agricultural services. This is an exceptionally rare offering in an area poised for growth.

Conveniently located just 12 minutes from Bannockburn, a little over 30 minutes to Geelong, and approximately 90 minutes to Melbourne.







Whilst bwrm.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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