



Cnr Hamilton-Port Fairy Road and Lyons Road, BYADUK, VIC 3301

PORTLAND – HEYWOOD TREE PLANTATIONS AGGREGATION PORTFOLIO 1787.33

HECTARES – 4416.61 ACRES IN 10 LOTS – THE SOUTH WESTERN DISTRICT OF VICTORIA

1,787.50 hectares, 4,416.90 acres

(PREFERENCE BY VENDORS TO SELL ALL PROPERTIES TOGETHER)

Productive Plantation Opportunity â## Approx. 3,700 Acres

Location: PORTLAND â## HEYWOOD

An exceptional opportunity to acquire one of Heywood area's most productive landholdings, featuring approximately 3,700 acres suitable for commercial plantations or potentially mix farming across multiple titles.

Plantation Overview:

TYPE: For Sale

INTERNET ID: 300P184177

SALE DETAILS

Sale by Offer

CONTACT DETAILS

**Elders Real Estate
Warrnambool**

80-82 Liebig Street,
Warrnambool
Melbourne, VIC
03 5559 6400

Tom Luxton

ï## Approximately 1,360 Acres recently harvested - stumps remain, no other site works completed.

0427 528 548

ï## Approximately 2,348 Acres scheduled for harvest by the end of 2027, under existing Timber Right.

ï## Properties are fenced, firebreaked with internal access roads.

Land & Environment:

Undoubtedly some of the South West's highly productive land with strong annual rainfall and mostly free-draining soils over well-structured clays, assuring a secure growing production environment. The land is ideally suited for continued timber production or potential diversification.

Strategic Location:

Conveniently located with excellent access to the Port of Portland, a key export hub for agricultural and forestry products. The property also benefits from proximity to regional industries, enhancing its commercial viability and logistics efficiency.

Key Features:

ï## Total area: 4416.61 Acres

ï## Standing timber retained by current owner

ï## Infrastructure: fencing, firebreaks, and internal roads

ï## High rainfall zone with productive soils

ï## No encumbrances on recently harvested areas

ï## Strategic access to export and industrial facilities

LOT 1 "AGIPAS" 266.12 ACRES

Frontage to Condah-Coleraine Road and Ardachy Estate Road

LOT 2 "BYADUK" 1473.45 ACRES

Frontage to Hamilton-Pt Fairy Road and Lions Road and Harders Road

LOT 3 "CONDAH" 947.13 ACRES

Frontage to Condah-Hotspur Upper Road, Fleece Road and Condah-Coleraine Road

LOT 4 "ELLIS " 107.73 ACRES

Frontage to Henty Highway and Ellis Road

LOT 5 "MOORE" 211.76 ACRES

Frontage to Wilsons Road

LOT 6 "MT RICHMOND" 366.20 ACRES

Frontage to Kennedys Road

LOT 7 "MYAMYN" 363.23 ACRES

Frontage to Henty Highway and Myamyn-Macarthur Road and Satchells Road

LOT 8 "NUNAN" 340.25 ACRES

Frontage to Digby-Branxholme Road and Turners Road

LOT 9 "TIMMS" 110.45 ACRES

Frontage to Dairy Hills Road

LOT 10 "WALLACE" 230.29 ACRES

Frontage to Harmans Road

TOTAL OF ALL PROPERTIES 4416.61 ACRES

Inspection strictly by appointment only

Contact: Tom Luxton on 0427 528548

For Sale by Offer

- Land Area 1787.496481 hectares





