



105 Holmes Road, MARDAN, VIC 3953

Red & Grey Soils

115.74 hectares, 285.99 acres

Elders Rural Services proudly presents 105 Holmes Road, Mardan a fattening and breeding property. With its rich red and grey soils, fertile pastures, excellent water security, this property offers versatility for cattle, sheep, horses and horticulture.

The land is divided into two titles, each with a mix of gently undulating through to well-sheltered hill country, all benefiting from a consistent fertiliser history. A charming two-bedroom weatherboard cottage provides comfortable accommodation, while quality infrastructure, reliable rainfall and a premium location near Mirboo North complete this exceptional rural package.

Key Property Features

Total land area: 286 acres in 2 titles â## 155 acres + 131 acres

Well-appointed 2-bedroom weatherboard cottage

TYPE: For Sale

INTERNET ID: 300P184219

SALE DETAILS

\$3.25 Million

CONTACT DETAILS

Elders
Leongatha/Korumburra
 37 Bair St
 Leongatha, VIC
 03 5662 3523

Ben Townsend
 0400 594 487

Machinery, hay and sundry shedding

Heavy-duty cattle yards and sheep yards

Abundant water via catchment dams, spring

15 paddocks, 15 troughs supplied by two header tanks

Quality fencing suitable for both sheep and cattle

Extensive access to the entire northern side of the property from Holmes Road

Highly productive red and grey soil profiles

Combination of gently undulating, undulating and well-sheltered hill country

Extensive shelter belts

Average annual rainfall of 40 inches*

Suited to cattle, dairy turnout, prime lamb and horticulture

7km* south of Mirboo North, 20km* east of Leongatha, 162km* southeast of Melbourne CBD

For further information or to inspect the property, please contact Ben Townsend on 0400 594 487

For a Due Diligence Checklist go to: consumer.vic.gov.au/duediligencechecklist

- Land Area 115.740094 hectares
- Bedrooms: 2
- Bathrooms: 1



HOMESTEAD

Bedrooms	2
Bathrooms	1





