



101 Nottle Road, LOWER INMAN VALLEY, SA 5211

Hilltop View: A Rare Opportunity in South Australian Agriculture

* Take a look at the extensive Information Memorandum and Virtual Video*

Hilltop View is a standout rural asset offering scale, versatility, and premium infrastructure across 700 acres of gently rolling farmland in Lower Inman Valley, near Victor Harbor. Currently operating as a high-performing dairy, the property is equally suited to a wide range of agricultural, commercial, and lifestyle ventures.

The centrepiece is a purpose-built compost barn (190m x 73m), EPA-approval in progress for 600 cows and designed for robotic dairy integration. Its adaptable design makes it ideal for feedlot, equine, horticulture, hydroponics, or agritourism use. Complementing this is a steel-built rotary dairy, 100kW solar system, and a full suite of plant and equipment.

Water security is assured via Water Licence 118477, with 27,000 kL surface water and 29,640 kL prescribed well allocation, delivered through a bore-fed gravity system with pressurised infrastructure.

The land features lucerne and ryegrass pastures across slightly rising to undulating

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.

TYPE: For Sale

INTERNET ID: 300P184701

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

Elders Victor Harbor
11-13 Victoria Street
VICTOR HARBOR, SA
08 8555 9000
RLA: 62833

Philip Keen
0438 308 650

terrain, ideal for grazing, cropping, or regenerative agriculture. A modern 4-bedroom residence adds lifestyle appeal.

Choose from Four Investment Options.

Hilltop View is available for purchase in one of the following configurations, allowing buyers to select the option that best suits their agricultural investment goals:

1. Land & Water

Ideal for those seeking a productive rural holding or agricultural base.

2. Land, Water & Herd

Includes a premium Holstein dairy herd for immediate dairy production.

3. Land, Water, Plant & Equipment

Comes with essential infrastructure and machinery for efficient farm operations.

4. Land, Water, Herd, Plant & Equipment

A fully equipped dairy enterprise ready for immediate use.

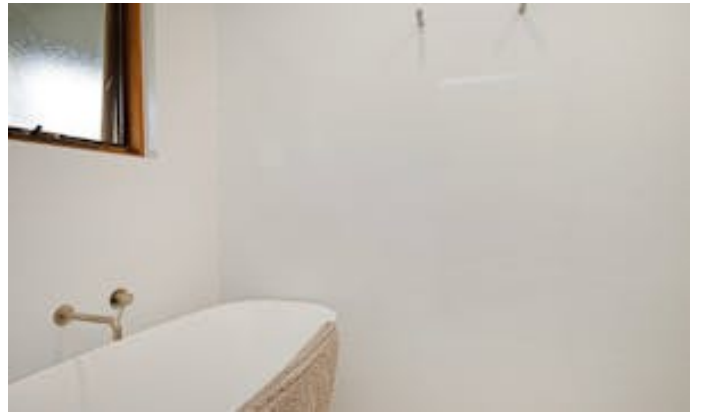
Hilltop View is a compelling opportunity for farmers, investors, corporates, and visionaries seeking scale, flexibility, and long-term value.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833

- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2











Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 228m²
GARAGE : 54m²

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