



1972 Skipton Road, STOCKYARD HILL, VIC 3373

'Monmot' One of Western Victoria's most modern and productive rural holdings

467.00 hectares, 1,153.96 acres

Elders Rural Services Australia Limited is delighted to present for sale 'Monmot', one of Western Victoria's most modern and productive rural holdings, widely renowned for its dual-purpose merino production.

Ideally located in the tightly held Stockyard Hill region, 'Monmot' comprises a highly productive and versatile 467 hectares (1,154 acres) * of land supported by a modern homestead and state-of-the-art working improvements, an optimal natural resource base, ongoing pasture improvement and input history, in addition to abundant natural water supply.

'Monmot' is to be offered for only the second time since settlement.

Key investment features:

- Total land area: 467 hectares (1,154 acres) *

TYPE: For Sale

INTERNET ID: 300P185958

SALE DETAILS

by Expression of
Interest

CONTACT DETAILS

Elders Real Estate Victoria
Level 36, 55 Collins Street
Melbourne, VIC
03 9609 6222

Sean Simpson
0418 320 335

- Contemporary four-bedroom homestead set within expansive manicured lawns, including heated inground pool
- Single fully self-contained accommodation
- Significant investment in state-of-the-art working improvements including four-stand woolshed, undercover steel sheep yards, extensive machinery and sundry shedding, in addition to grain storage and extensive sheep containment system.
- Ongoing pasture improvement programs including an established selection of Phalaris, ryegrass, fescue, clover and established lucerne, supported by a consistent fertiliser and input history
- Excellent standard of fencing (40km* newly erected) with a strategically designed farm layout and laneway systems for ease of stock movement and production efficiencies
- Outstanding balance of highly productive soil profiles including volcanic basalt duplex soils consisting of heavy clay loams
- Abundant natural water supply, fully reticulated trough network and a solar equipped bore (newly constructed)
- Reliable 677mm (26 inches)* average annual rainfall
- Strategically positioned to key livestock markets and export pathways
- Ideally located 10km* north of Skipton, 21km* south of Beaufort, 52km* west of Ballarat and 59km* south east of Ararat.

For Sale by Expression of Interest closing Friday 24th October 2025 at 4.00 pm.

* denotes approximately

- Land Area 467 hectares
- Bedrooms: 4
- Bathrooms: 2

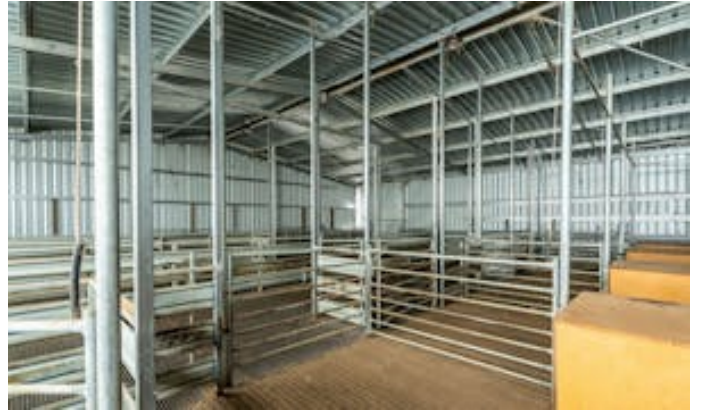


HOMESTEAD

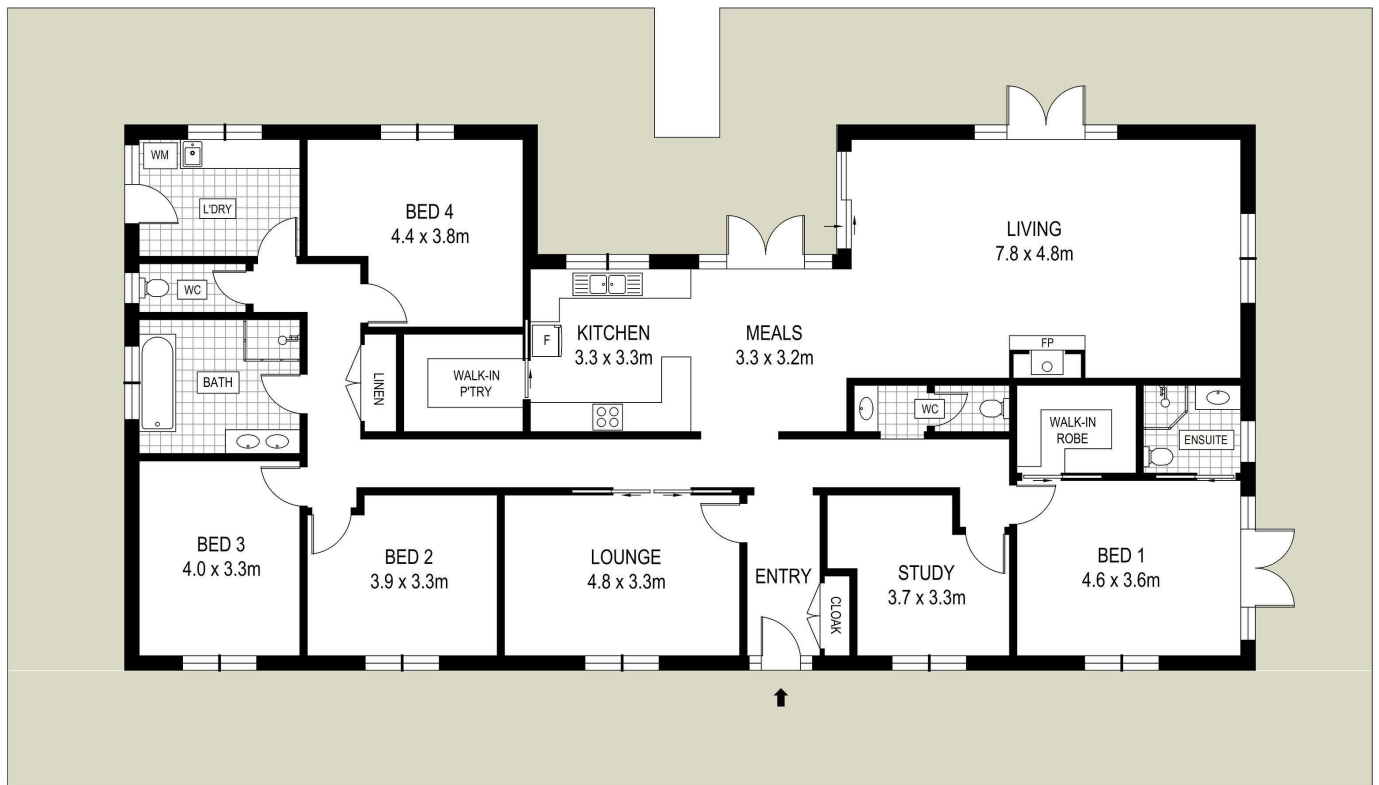
Bedrooms	4
Bathrooms	2











ADDRESS:
1972 Skipton Road, Stockyard Hill



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