



520 Centre Road, SIMPSON, VIC 3266

Investment Grade Intensive Livestock Opportunity

1,018.00 hectares, 2,515.48 acres

Elders Rural Services Australia Limited, in conjunction with Charles Stewart Real Estate, are delighted to present for sale the 'Hilltop Aggregation', an investment grade intensive livestock opportunity renowned for its state-of-the-art purpose-built infrastructure, 2,800 head* feedlot permit (with scope for further expansion STCA), extensive backgrounding capacity, highly reliable summer and winter fodder production and overall operational productivity and versatility.

Ideally positioned within one of Western Victoria's most renowned and notable regions, the 'Hilltop Aggregation' is located 8.5km* south of Simpson and benefits from an excellent natural resource base, a consistent and ongoing fertiliser and input history, in addition to abundant natural water supply including extensive water entitlements.

The 'Hilltop Aggregation' is currently operating as a commercial grade dairy enterprise with significant scope for development into intensified livestock operations.

Key investment features:

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: 300P187157

SALE DETAILS

by Expression of
Interest

CONTACT DETAILS

Elders Real Estate Victoria

Level 36, 55 Collins Street
Melbourne, VIC
03 9609 6222

Nick Myer
0427 610 278

- Total land area: 1,018 hectares (2,517 acres)*
 - o 'Hilltop': 307 hectares (759 acres)*
 - o 'Bailey Park': 310 hectares (766 acres)*
 - o 'Westside': 401 hectares (991 acres)*
- Extensive staff accommodation including nine dwellings
- State-of-the-art working improvements including two modern compost barns (totalling 24,780 sqm)*, a fully automated 60-stand rotary with latest technology including teat spray robot and glycol chiller, and all supporting infrastructure, in addition to steel cattle yards, machinery and sundry shedding, and extensive grain and silage storage (>9,000 m2 concrete silage storage*)
- Strategic summer fodder production including maize, sorghum and rape with >120 ha* under mainline irrigation
- Significant investment made into pasture improvement including an established selection of ryegrass and clover, and extensive annual winter fodder production program centred around annual ryegrass, clover and oats, supported by an ongoing fertiliser and input history
- Excellent quality of fencing and an extensive laneway system to enhance ease of stock movement and production efficiencies
- Currently milking an elite herd of 550-600 cows 3 x per day delivering outstanding daily production
- Scope for further development through intensive feedlot opportunities (current license for 2,800 head)
- Abundant natural water supply via surface water entitlements, natural catchment dams, fully reticulated trough network, in addition to frontage to multiple seasonal creeks
- Reliable average recorded rainfall of 1,000mm (39 inches)* per annum
- Ideally located 8.5km* south Simpson, 45km* south Camperdown and 54km* south west Colac

Ideally suited to beef feedlot, dairy, agroforestry/carbon or horticultural initiatives.

The 'Hilltop Aggregation' is being offered for sale as a whole or as three contingent assets via Expression of Interest closing Wednesday 19th November 2025 at 4pm (AEDT).

Nick Myer 0427 610 278

Rob Rickard 0407 354 025

In conjunction with Charles Stewart Real Estate

Michael Stewart 0418 520 467

- Land Area 1018 hectares







