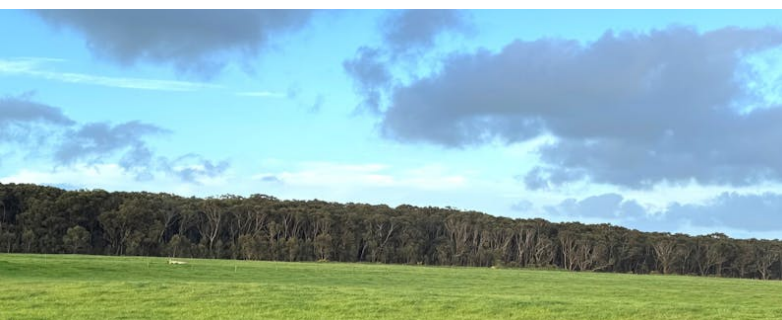




29 Cowens Lane, NIRRANDA EAST, VIC 3268

Dairy / Beef / Fodder

211.97 hectares, 523.77 acres

523.78* acres | 211.96* hectares (5 titles)

Available as a whole or in 2 separate lots.

Lot 1: 339.68* acres | 137.46* hectares, Lot 2: 184.1* acres | 74.5* hectares

Key property features include:

- Spacious brick veneer home comprising open plan living, dining and modern kitchen with glass sliding doors leading to a north facing BBQ area, separate large family room, 4-bedroom with BIR's plus an office. Detached 3 bay garage with bungalow.
- 26 aside swing over herringbone dairy with automatic cup removers, Christopher stall gates, auto feed system, 14,000 litre milk vat capacity, 30 tonne silo and an office.
- 30m x 14m machinery/hay shed, 30m x 6m calf shed with concrete floor, power and water connected, additional 4 bay machinery shed and workshop.

TYPE: For Sale

INTERNET ID: 300P187284

SALE DETAILS

Expression of Interest

CONTACT DETAILS

Camperdown

102 Manifold Street
Camperdown, VIC
03 5593 7500

Rob Rickard

0407 354 025

- A beautiful balance of gently rolling, productive arable country with an excellent fertiliser history. Limestone deposits on eastern end of property
- Established shelter belt plantations. Subdivided into 48* paddocks with central laneway system.
- Bore water to troughs throughout via interconnected system from 2 bores with electric submersible pumps. Additional water available from a large dam numerous rainwater storage tanks.
- Access from 3 separate roads.
- Outstanding location in sought after dairying region, close to the coastal village of Peterborough, central to the townships of Nullawarre, Timboon, Terang and Cobden, 30* minutes to Warrnambool, 2* hours Ballarat and Geelong and 3* hours Melbourne.

Agents Comments:

A rare opportunity to purchase reliable rainfall, productive arable land located in a highly regarded, diverse dairying and agricultural region of south-west Victoria.

Expression of Interest â## Closing Wednesday 17th December 2025 at 4:00pm

Inspections strictly by appointment

*denotes approximately

- Land Area 211.966246 hectares







