



641 Mountain View-McDonalds Track, MOUNTAIN VIEW, VIC 3988

High Yielding Poultry Investment Opportunity

102.00 hectares, 252.04 acres

Elders Rural Services Australia Limited is pleased to present for sale 641 Mountain View McDonald's Track, Mountain View, a unique opportunity to acquire a high-yielding investment operation under a six-year growing contract with one of Australia's leading poultry suppliers.

Spanning 102 hectares (253 acres)* across three contiguous titles, this scalable and fully certified free range broiler enterprise combines a reliable and significant income with modern working improvements, making it ideally suited to owner operators and/or investors seeking to expand or establish a foothold in the poultry sector.

Purpose-built working infrastructure underpins the asset, featuring recently renovated broiler facilities with adjoining free-range areas, automated control systems, and quality support amenities. The property further benefits from extensive accommodation including a beautifully presented and renovated homestead, and a secondary three-bedroom residence, plus additional on-site manager/staff accommodation, while an operational dairy complex adds potential for diversified income streams.

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: 300P187379

SALE DETAILS

by Expression of
Interest

CONTACT DETAILS

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

Ben Townsend
0400 594 487

Key Investment Features:

- Total land area: 102 hectares (253 acres*) set within three adjoining titles
- Six-year growing contract with one of Australia's leading poultry suppliers
- Three modern broiler sheds (117,552 bird capacity*), 154m Ã# 17m*) with free-range certification
- Dairy complex with 32-unit rotary dairy, including vat room with 5,000 litre stainless steel vat
- Breezeway barn (18m x 12m) currently utilised as a calf shed
- 52 tonne silo with internal grain crushing capabilities
- Renovated three-bedroom homestead set within an established garden setting including inground pool, in addition to a separate three-bedroom residence
- Extensive staff accommodation including a two-bedroom residence, in addition to a one-bedroom bungalow
- Quality support infrastructure including a machinery shed (21m Ã# 12m) including two-bays with concrete floor (12m Ã# 12m)
- Onsite staff amenities including kitchen, shower, and wash facilities
- Backup generator, water filtration complex, and alarm/control system
- 250,000*-litre water storage
- Located within proximity to key poultry processing facilities
- Ideally located 23km* north Korumburra, 26km* south Warragul and 123km* east Melbourne CBD

The property is to be offered for sale either as a whole or as two separate contingent assets via Expression of Interest closing Thursday 20th November 2025 at 4pm (AEDT).

Ben Townsend 0400 594 487

Nick Myer 0427 610 278

* denotes approximately

- Land Area 102 hectares
- Bedrooms: 3



HOMESTEAD

Bedrooms	3
Bathrooms	0







