



83 Martin Road, MOORNGAG, VIC 3673

Premium North East Victorian Grazing Aggregation

1,156.00 hectares, 2,856.48 acres

501 Knight Road, Benalla & 83 Martin Road, Moorngag VIC.

'Illalangi' and 'Exford Park' present a rare opportunity to acquire one of Northeast Victoria's most productive and fully developed grazing enterprises. Ideally located just 14 kilometres South-East of Benalla with direct Hume Freeway access, this exceptional aggregation combines scale, fertility and infrastructure in a tightly held and climatically secure district recognised for its high rainfall and reliable pasture performance.

Scale, Location and Climate

Situated within Victoria's Central and South-West Slopes and Plains agro-ecological region, the Benalla-Moorngag district is renowned for its stable climate, mild seasons and reliable winter-dominant rainfall averaging 816 millimetres per year. The property's gently undulating landscape, averaging 211 metres above sea level with a 0.6% slope, ensures excellent natural drainage and ease of management.

TYPE: For Sale

INTERNET ID: 300P187821

SALE DETAILS

Expressions of Interest:
Closing 4/12/25 at 4pm

CONTACT DETAILS

ELDERS WANGARATTA

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Dave Colvin
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The aggregation spans multiple freehold titles across 501 Knight Road and 83 Martin Road, encompassing 1,156 hectares (approx. 2,857 acres) of improved grazing country. Its strategic location provides ready access to livestock markets, processing facilities and transport networks via Benalla, Wangaratta and Euroa, making it ideally positioned for commercial or institutional agricultural operations.

Land Quality and Pasture Systems

The holding is underpinned by deep red, brown and grey loam soils some of the most productive soil types in the region. A long history of lime and superphosphate application and careful rotational grazing has maintained soil fertility and pasture vigour.

Highly improved phalaris, ryegrass and clover pastures dominate, supporting a potential carrying capacity of approximately 17.8 DSE per hectare â## equivalent to around 19,500 DSE at full potential. The productive base supports flexible enterprises, including beef breeding and finishing, prime lamb production or specialist stud operations.

Water Security and Infrastructure

Water security across the aggregation is outstanding. Two high-yielding bores, extensive tank storage and multiple large catchment dams, including 6-megalitre and 2-megalitre storages, reticulate through a comprehensive trough network servicing every paddock. Blind Creek traverses part of the property, providing additional natural catchment and reliability.

Infrastructure has been thoughtfully designed for scale, efficiency and safety.

Key improvements include:

- Modern 90m x 15-bay Colourbond machinery shed
- Steel feed shed and three hay sheds with capacity for up to 700 rolls
- Three-stand shearing shed (300-head capacity) and two sets of sheep yards
- Covered steel cattle yards with capacity for 150 cows plus three containment yards with water
- 500-head feedlot with concrete silage storage
- Manager's office and ancillary shedding
- On-farm stone quarry providing material for ongoing road and laneway maintenance

The property is subdivided into more than 40 paddocks, each connected by a central laneway network with approximately 35 kilometres of near new fencing, allowing rotational grazing and streamlined livestock movement.

Residences

Main Homestead: A beautifully renovated four-bedroom, three-bathroom home combining modern comfort and timeless country character. Features include a spacious kitchen with quality appliances, polished timber floors, ducted air conditioning, split systems and wood heating. Generous living areas open onto expansive lawns, landscaped gardens with inground pool, mature shade trees and sweeping rural views.

Second Residence: A well-presented four-bedroom brick veneer dwelling currently

utilised as the manager's home, enjoying an elevated outlook across the Tatong Valley.

Topography, Mapping and Accessibility

Detailed paddock, contour and title mapping has been completed to support farm management and long-term planning. With elevations ranging from 187 to 244 metres above sea level, the property provides natural contouring ideal for efficient water distribution and pasture management. Frontages to both Knight Road and Martin Road provide reliable all-weather access for machinery and transport, with the sealed Hume Freeway just 15 minutes away.

Environmental Profile and Risk

Land cover is predominantly improved pasture (93%), with limited remnant vegetation providing biodiversity without compromising productive area.

This combination of secure climate, moderate topography and resilient soils places the property within one of Victoria's most dependable grazing environments, offering consistent performance and capital stability.

Enterprise and Investment Outlook

'Illalangi' and 'Exford Park' offer scale, infrastructure and climatic reliability rarely available in the North East. For family-scale or institutional investors, the aggregation provides a turnkey opportunity to operate an efficient, high-capacity livestock enterprise.

Key advantages include:

- Proven carrying capacity and strong soil fertility
- Reliable rainfall and minimal flood risk
- Modern infrastructure and laneway systems
- Secure water reticulation across all paddocks
- Excellent access to regional markets and services

This is a low-volatility agricultural investment in a region celebrated for its productivity, natural beauty and land value resilience.

Key Highlights

- 1,156 ha (2,857 ac) of premium grazing country across multiple titles
- Deep loam soils and long fertiliser history
- Average rainfall 816 mm with strong reliability
- Carrying capacity potential 17.8 DSE/Ha (approx. 19500 DSE)
- Two quality homes with commanding district outlooks
- Comprehensive water system: bores, dams, tanks and troughs
- 40+ paddocks linked by laneways and new fencing

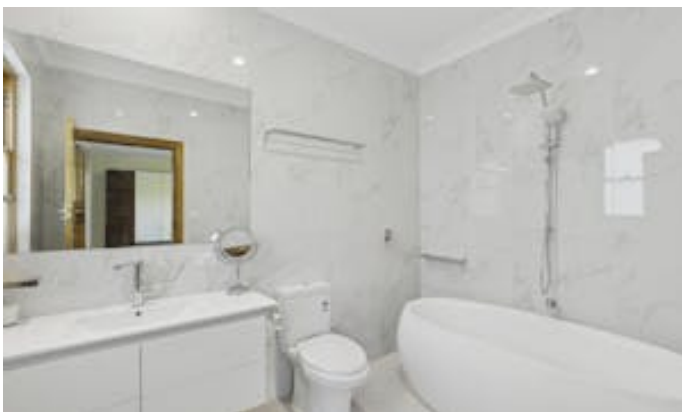
- 500-head feedlot, modern sheds, shearing and yard systems
- Low-risk environmental profile, no flood history
- Proximity to Benalla, Wangaratta, Euroa and the Hume Freeway
 - Land Area 1156 hectares
 - Bedrooms: 4
 - Bathrooms: 3



HOMESTEAD

Bedrooms	4
Bathrooms	3



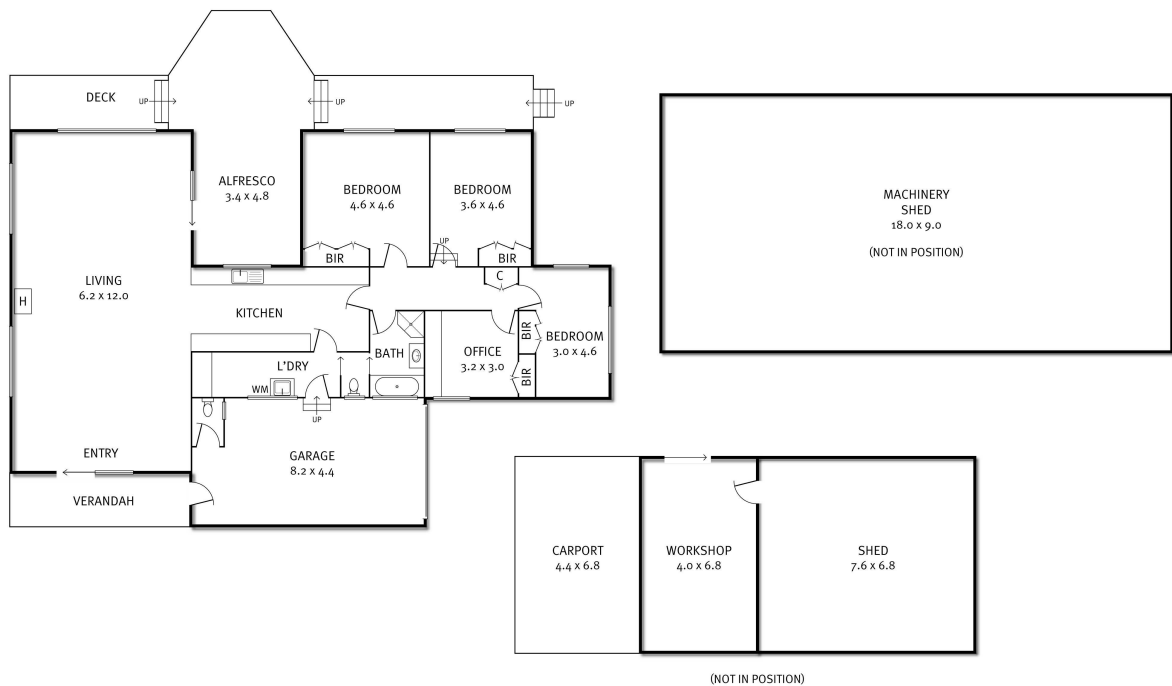






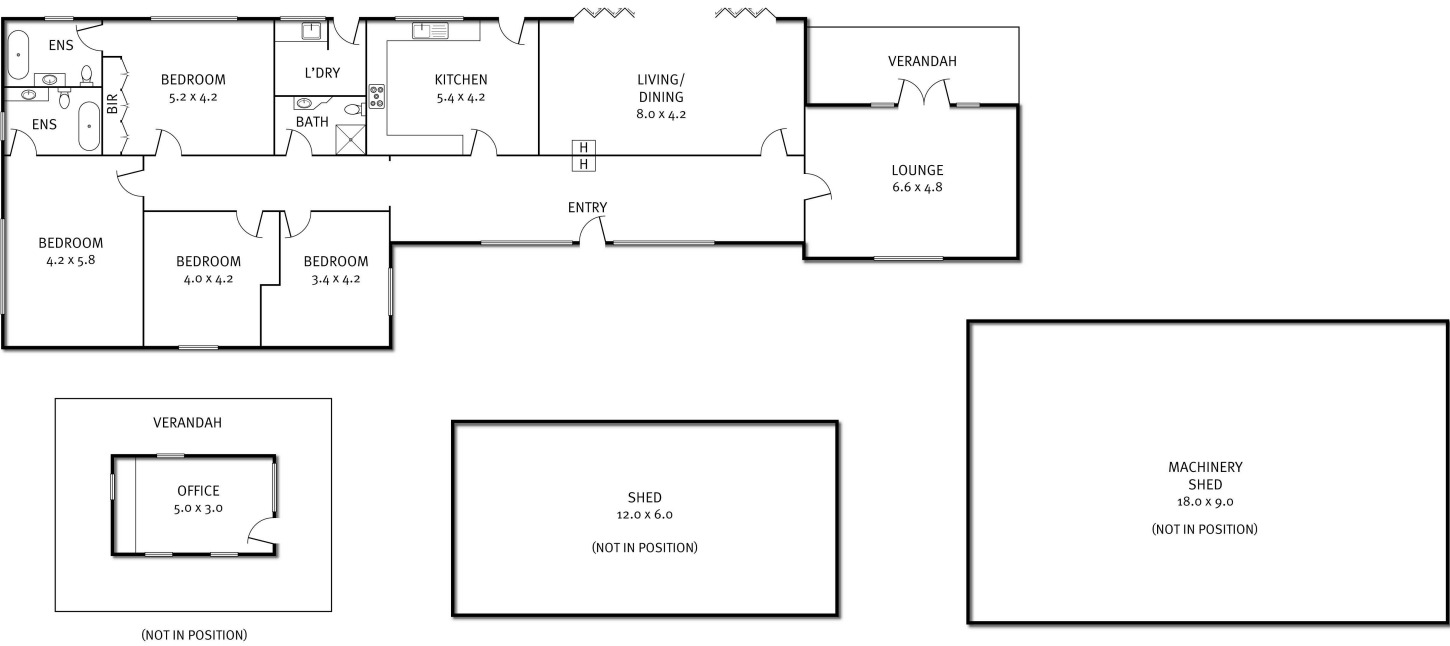
83 Martin Road, Moorngag & 501 Knights Road, Benalla

Elders



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