



## 147 Outtrim - Inverloch Road, OUTTRIM, VIC 3951

Excellent Primary Production Investment – 91 Acres

**36.83 hectares, 91.00 acres**

This superb 91-acre (approx.) grazing property presents an outstanding opportunity for investors seeking quality land in a tightly held Outtrim district of South Gippsland. Ideally suited to a wide range of agricultural pursuits including, cattle, horses and fodder production. The property is currently leased with an excellent tenant in place, delivering strong return. Centrally positioned with easy access to Inverloch, Korumburra, Leongatha and Wonthaggi.

Key features include:

- Excellent balance of heavy carrying flats and gently undulating grazing country
- Secure water supply via 5 dams, some spring-fed
- Supported by a reliable 40-inch average annual rainfall
- Established treed shelter plantations
- Fenced into 5 paddocks

**TYPE:** For Sale

**INTERNET ID:** 300P191129

**SALE DETAILS**

**\$1.65 Million - \$1.8 Million**

**CONTACT DETAILS**

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

**Katrina Griggs**  
0428 571 083

- New large lock-up 20x7m shed with concrete floor
- 8x15m lock-up shed ideal for machinery & general storage
- Heavy-duty stockyards
- Currently leased on a 2 x 2-year lease
- Inverloch 10 mins, Korumburra 15 mins, Leongatha 20 mins, Wonthaggi 20 mins, Melbourne 1 hour

Opportunities to secure quality grazing land in such a prime and tightly held district are rare. Inspections strictly by appointment with the selling agents only. For further information or to arrange an inspection, please contact:

Katrina Griggs â## 0428 571 083

Sharon Turton â## 0447 604 796

For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)

- Land Area 36.826393 hectares



