



724 McDougalls Lane, COOJAR, VIC 3315

RARE OPPORTUNITY – SCALE, SECURITY and PRODUCTIVITY

346.01 hectares, 854.98 acres

Elders Hamilton are proud to present 'Redgum Downs', a tightly held and highly reliable grazing asset offered to the market for the first time in almost 100 years.

This is a rare opportunity to secure significant scale in a proven agricultural district surrounded by established farming holdings.

Comprising approximately 855 acres (346 hectares) across two titles, the property features gently undulating country with excellent native pastures, including rye grass and clover, well suited to both sheep and cattle production.

The holding is thoughtfully divided into ten clean paddocks with well-maintained eight-line fencing, supporting efficient stock management and long-term productivity.

Water security is a standout feature, with eleven dams complemented by seasonal and spring-fed watercourses, ensuring dependable supply across the property. Additional

TYPE: Auction

INTERNET ID: 300P191947

AUCTION DETAILS

1:00pm, Friday March 20th, 2026

CONTACT DETAILS

Hamilton

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trough infrastructure services smaller yards close to the main infrastructure, including a trough in the windmill paddock serviced by a spring-fed dam.

Infrastructure is extensive and highly functional, including:

- Sheep yards in very good, workable condition
- Timber cattle yards with two working yards and a large holding yard
- 3-stand woolshed with power and multiple poly water tanks
- 12m2 lockable machinery shed
- 6-bay, skillion style, open machinery shed
- Separate luncheon hut with running water

Soils consist predominantly of medium brown loam, supported by a long fertiliser history with local contractors. The landscape is enhanced by magnificent scattered red gums, adding shelter, aesthetics, and long-term land value.

'Redgum Downs' offers potential buyers confidence in location, land quality, and future capital growth. The property also presents an opportunity to build a home (STCA) and enjoys road frontage to McDougalls Lane.

Auction: Friday 20th March at 1.00pm

Location: Nareen Hall, Nareen Road, Nareen.

Inspection: By appointment only.

For further information or to arrange a private inspection, contact Lachy Patterson, Elders Hamilton â## 0407 704 684

- Land Area 346.006224 hectares





