



## Part 'Erin Centre Road, MOLYULLAH, VIC 3673

Part of 'Erindale', Molyullah – 152ha / 375 Ac of Proven Breeding & Backgrounding Country

**151.76 hectares, 374.99 acres**

Offered as part of the larger Erindale holding, this highly productive 152ha (approx. 151.97ha) grazing property presents an outstanding opportunity for cattle breeders and growers seeking quality country in the tightly held Molyullah district, only 16km from Benalla.

Comprising predominantly improved pastures of clover and rye grass, the property features open, gently undulating paddocks with excellent accessibility and a practical layout suited to breeding, backgrounding or trading operations.

The country is characterised by productive red loam soils with an average slope of just 2.18%, providing strong pasture performance and ease of management across the holding.

Water is supplied from multiple dams providing reliable livestock supply, while the balance of the land remains largely open and arable, with 96% classified as non-woody vegetation.

**TYPE:** For Sale

**INTERNET ID:** 300P192326

**SALE DETAILS**

**\$2,650,000**

**CONTACT DETAILS**

**ELDERS WANGARATTA**

24 Rowan Street  
Wangaratta, VIC  
03 5721 2036

**Michael Everard**  
0408 653 161

The region enjoys a strong grazing climate, with an average annual rainfall of 777mm and a reliable winter growing season.

From a production perspective, the property carries as reported by DAS an estimated potential carrying capacity of 19.0 DSE/ha, across the holding under optimal management, making this an ideal bolt-on or standalone breeding block in a premium cattle district.

With its combination of scale, pasture performance, water, and location, this is a rare chance to secure a quality portion of Erindale-purpose-built for cattle production in one of North East Victoria's most respected grazing regions.

- Land Area 151.757116 hectares



