



## CA9 Northern Grampians Road, LAHARUM, VIC 3401

Prime Mixed Farming Holding on the Doorstep of the Grampians

**129.45 hectares, 319.87 acres**

Nestled against the breathtaking backdrop of the Grampians National Park, this exceptional approx. 320 acre mixed farming property offers a rare opportunity to secure quality land in a highly sought after location. Whether you're looking to expand your existing enterprise or establish your ideal rural getaway, this versatile holding is sure to impress.

This property holds the following stand out features;

- Three well fenced paddocks offering flexibility for grazing or future cropping.
- Three reliable dams providing valuable stock water security.
- Unpowered shearing shed and sheep yards, ready to support your livestock program.
- Pipeline water connection to a front tank ensuring dependable year round water supply for livestock.
- Approx. 55 acres of natural timber, adding character and providing excellent shelter

**TYPE:** For Sale

**INTERNET ID:** 300P192744

**SALE DETAILS**

**Expressions of Interest**

**CONTACT DETAILS**

**Horsham**  
87 Stawell Road  
Horsham, VIC  
03 5382 8800

**Mat Taylor**  
0437 018 787

during lambing or harsh weather.

- Past cropping history available for those considering a mixed use enterprise.

The combination of open grazing country and sheltered timber pockets makes this property a practical and appealing addition to any agricultural operation.

Properties of this scale, in such a picturesque and productive setting, are increasingly hard to find. Offering a blend of lifestyle appeal and agricultural capability, this holding presents enormous potential for the 2026 season and beyond.

This property is being offered by Expressions of Interest (unless sold prior) closing on 2nd of April 2026 at 2pm, ensuring it is available in perfect time for your upcoming 2026 cropping or sheep farming program.

- Land Area 129.45 hectares

