



1621 Mount Napier Road, GAZETTE, VIC 3289

Unique Security, Production and Opportunity

269.12 hectares, 664.99 acres

Elders Hamilton proudly presents a rare and highly versatile grazing opportunity on the doorstep of Hamilton. Formerly part of the renowned Banemore holding, this exceptional 665-acre (269 ha) property offers scale, security and productivity in a tightly held district where land of this calibre seldom becomes available.

Set across one title and thoughtfully developed for efficient year round operation, the property features a diverse mix of soil types, extensive subdivision by land class and an impressive suite of near-new infrastructure. Its drought resilient design, reliable water systems and proven pasture program make it ideally suited to a wide range of agricultural enterprises.

Key Features:

- 665 acres / 269 hectares
- Drought resilient layout with extensive land class subdivision

TYPE: For Sale

INTERNET ID: 300P194728

SALE DETAILS

By Expressions of Interest

CONTACT DETAILS

Hamilton

89 Gray Street
Hamilton, VIC
03 5551 6600

Lachy Patterson
0407704684

- Diverse soil types supporting consistent year round grazing
- High quality ringlock fencing with electric infrastructure throughout
- Two solar powered bores delivering secure water across a comprehensive network
- Excellent summer grazing and cropping country, complemented by established shelterbelts
- Dual access via Mount Napier Road and Bill's Lane
- Well designed laneway system enabling efficient access across the property
- Established drainage network supporting pasture performance
- Combination of established and newly sown pastures, including annual fodder production
- Extensive management records including fertiliser history, soil and water testing, and precision mapping available to purchasers
- Outstanding 700mm average rainfall
- Rich history, forming part of Banemore for over 150 years, with this parcel last offered over 40 years ago
- High environmental value including a covenant wetland, significant wildlife corridors and rare stone wall fencing

This is an exceptional opportunity to secure a productive, well developed and historically significant holding in a premium agricultural region.

The property is offered for sale via Expression of Interest, closing Friday 8 May at 1.00pm.

Inspection strictly by appointment. Contact Lachy Patterson â## 0407 704 684 for further information or to arrange a private inspection.

- Land Area 269.115952 hectares







