



Long Gully Nook, NATTE YALLOCK, VIC 3465

252 Acres of Productive Rural Land with Endless Potential

102.18 hectares, 252.49 acres

Elders Real Estate is proud to present this outstanding parcel of approximately 252 acres of versatile rural land, offering an exceptional opportunity for those looking to expand their farming enterprise, establish a productive grazing operation, or secure a quality landholding with long-term potential.

Boasting expansive open paddocks and a practical layout, the property is perfectly suited to a range of agricultural pursuits. Whether you're running livestock or exploring cropping opportunities, the versatility on offer provides the flexibility to adapt the land to your farming goals.

A standout feature of the property is its six dams brimming with water, providing an excellent and reliable resource for stock and day-to-day farming operations. Combined with secure external fencing, the infrastructure is already in place for immediate use, making it an attractive proposition for both established producers and those looking to expand.

TYPE: For Sale

INTERNET ID: 300P198006

SALE DETAILS

[Expressions of Interest](#)

CONTACT DETAILS

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The quality of the land lends itself exceptionally well to grazing, while also offering potential for cropping, allowing buyers to maximise productivity and tailor the property to suit their individual needs. With plenty of space to develop and improve, this is a property that presents both immediate functionality and future opportunity.

Whether you're seeking to increase your existing landholding, invest in productive rural acreage, or secure a versatile farming asset, this 252-acre property offers the scale, water security, and potential to make it your own.

Conveniently located approximately 20 minutes from Avoca, 30 minutes to St Arnaud, and just over an hour from Ballarat, the property provides access to nearby regional centres while retaining the space and tranquillity that only a rural holding of this size can offer.

This property is being offered for sale by Expressions of Interest, presenting buyers with the opportunity to secure a substantial and highly versatile farming asset in a tightly held district. Expressions of Interest close Friday, 17 July 2026 at 4:00pm, and interested parties are encouraged to submit their offers prior to the closing date.

- Land Area 102.18 hectares





