



1105 Heathcote-Spring Plains Road, MIA MIA, VIC 3444

356.28 Acres / 144.18 Hectares, Grazing, Fodder Production and Lifestyle, Selling 'As a Whole' or in 2 Lots

144.18 hectares, 356.28 acres

Elders Expression of Interest Closes Wednesday 20 May, 2pm (unless sold prior)

Highly sought-after location approximately 75 minutes to Melbourne Airport, 30 minutes to Kyneton and 12 minutes to Heathcote.

Held in the same family ownership for over 100 years.

Lot 1 â## 154.69 Acres / 62.60 Hectares

Dam and frontage to both Pohlman Creek and Back Creek. Old derelict homestead. Hays shed, and a 2 stand shearing shed and sheep yards.

Lot 2 â## 201.59 Acres / 81.58 Hectares

TYPE: For Sale

INTERNET ID: 84P3016

SALE DETAILS

**Elders EOI Closes Wed
20 May - Contact Agent**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Martin Skahill
0427 431 744

2 dams and frontage to Pohlman Creek.

Gently undulating country comprising grey/brown sedimentary soils, with the potential for further agricultural development. Mostly cleared with small areas of timber retained on each lot for shade and shelter for livestock. Level sites for construction of a dwelling and further buildings on each lot if desired.

This is exceptional wool growing country, also suited to breeding and lamb production. The fertile, pristine soils present an outstanding opportunity to establish a vineyard close to the highly decorated Heathcote Wine Region. Located just minutes from Lake Eppalock, an aquatic playground where locals and visitors enjoy a full range of water activities including boating, swimming and fishing.

A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 356.2800 acres



