



215 Hogans Road, BAYLES, VIC 3981

20 Acres of Farmland

8.09 hectares, 20.00 acres

Elders Real Estate proudly presents an exceptional opportunity to secure approximately 20 acres of prime peat-loam farmland in a highly regarded agricultural pocket. This versatile, flat, and fully cleared corner allotment offers dual road frontage and excellent accessibility, making it ideal for horticulture, grazing, lifestyle use, or future agricultural expansion.

Renowned for its rich, productive peat loam soil, the land has a strong history of horticultural performance and is suitable for a wide range of farming disciplines. The fencing throughout the property is in generally good condition, allowing for immediate use and minimal setup cost for the next owner.

A windmill located near the drain along Mynard Road also presents the potential for refurbishment to support future water needs.

The property includes a practical working cattle yard positioned on the corner, supporting efficient livestock handling. Currently, the land is successfully operated by the owner for dry/beef cattle, demonstrating its suitability and strength for grazing operations.

TYPE: For Sale
INTERNET ID: LNP3736
SALE DETAILS
[Contact Agent](#)

CONTACT DETAILS
Bunyip
 1, 1-3 Main Street
 Bunyip, VIC
 03 5629 5329
Ray Cullen
 0429977313

With rich soil, excellent access, great layout, and strong farming potential, this property represents a rare opportunity for farmers, investors, or lifestyle buyers seeking productive acreage in a growing region.

For further information please contact Ray Cullen 0429 977 313

Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.

- Land Area 8.093713 hectares

