



PRODUCTIVE WESTERN DISTRICT GRAZING PROPERTIES

Sold

Contact Agent

Sold: Tue 17-Nov-20

Commercial Farming

Heathwood & Harris, 158-161 Napiers Road, Victoria Valley, Vic 3294

Floor Area:

6,700,000 m²

Land Area:

670.00ha (1,655.61 acres) (approx)



CBRE

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Property Description

- **Two productive grazing properties**
- **Located 10* km north west of Dunkeld**
- **High quality soil & land types**

CBRE Agribusiness is pleased to present for sale Heathwood and Harris, two productive grazing properties located in the Western District of Victoria located approximately 10 kilometres north west of Dunkeld.

Heathwood and Harris are being offered to the market as separate assets, an overview of which is detailed below.

'HEATHWOOD' (158-161 Napiers Road, Victoria Valley VIC 3294)

+ A highly productive 531Ha* grazing property located in the Western District of Victoria.

+ Currently operated as a grazing enterprise focusing on the production of prime lambs, typically carrying 3,000* crossbred ewes in addition to periodically carrying Angus cows & trading steers. Portions of the property are also utilised for winter cropping & hay production.

+ Extensively developed with areas of improved pastures, water infrastructure, fencing and paddock layout, greatly enhancing productivity.

+ High quality soil & land types & excellent climatic characteristics (annual rainfall of 693mm*).

+ Structural improvements include a dwelling, woolshed, sheep yards & rural shedding.

+ Situated in the well-regarded Western District of Victoria, one of Australia's most fertile & productive agricultural regions, the property is located 13* kilometres north-west of Dunkeld.

+ The property features sweeping aspects over the Grampians National Park

Additional Details

Tenure Type

Vacant Possession

Heathwood & Harris, 158-161 Napiers Road, Victoria Valley, Vic 3294



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