

**1407 Foster-Mirboo Road, Dollar, Vic 3871**

**Mixed Farming For Sale**

Friday, 19 April 2024



**1407 Foster-Mirboo Road, Dollar, Vic 3871**

**Area: 114 m2**

**Type: Mixed Farming**



Matt Childs



John Harrison  
0404335267

## For Sale by Expression of Interest

For Sale by Two-Stage Expression of Interest Campaign Stage 1 - Expression of Interest closing on Thursday 30 May 2024 at 4.00pm (AEST) CBRE Agribusiness is pleased to present '1407 Foster-Mirboo Road, Dollar' for sale, a well-maintained grazing opportunity situated in a picturesque South Gippsland farming region. The Property is located in South Gippsland's heartland, between Dollar and Mirboo, only 20\* kilometres North of Foster, 32\* kilometres East of Leongatha and 170\* kilometres South-East of Melbourne's CBD. The offering presents an opportunity potentially suitable for livestock grazing, biodiversity conservation, a carbon project and/or recreational opportunities such as camping and hunting. Accommodating 110\* Angus breeders and 200\* Ewes, the property epitomises South Gippsland's quintessential High-Country Grazing. The versatility of the land, combined with the soil type and high rainfall, potentially allows for a carbon farming project. Key Features Include: -Spanning across 114 \* hectares 282\* acres) spanning over 2 Titles- Well-maintained and productive permanent pastures of rye and clover- Consistent balance of deep Dermosol soils- Reliable water supply from dams, creeks and troughs- Well maintained fencing across 9 Paddocks and established tracks throughout- Located in a high rainfall area, averaging 1,116\* mm per year- Features a varied terrain of rolling hills, steep inclines, and warm, protected valleys- Compact 2 stand shearing shed with small yards- Potentially suited to plantation and farm forestry, biodiversity restoration projects and carbon farming- Just a 30\* minute drive to Leongatha and Koonwarra and a weekend distance from Melbourne's CBD\*Approximately