

**4, Shelford-Mt Mercer Road, Shelford, Vic 3329**



**Lifestyle For Sale**

Monday, 15 April 2024

4, Shelford-Mt Mercer Road, Shelford, Vic 3329

Area: 194 m2

Type: Lifestyle



Simon Horne  
0488440303

**\$2,500,000**

If you're looking for the ultimate rural lifestyle property, with absolute river frontage, plus an existing income stream... look no further! This 194 hectare, (479 acre), land parcel on the Leigh River at Shelford includes 75 ha's of highly regarded native grassland offsets, with substantial future income generation included with purchase. One of the outstanding features of the property being the magnificent Leigh River frontage, which traverses the property to create a natural gently sloping amphitheatre, providing any number of possible home sites to take full advantage of the rural and river views. The property is well suited to all grazing pursuits and could also accommodate cereal and oilseed production. Subdivided into more than 10 paddocks, the property includes an array of native shelterbelts, with water for livestock provided by dams and troughs which are fed from a solar pump on the river. Soil type ranges from a mix of grey loam to some sandy loam country along the river and approximately 45% of the property is arable. Approximately 40% the property is home to highly regarded native vegetation offsets which are managed by grazing practices. The vendor's have taken great care during their custodianship to preserve much of the critically endangered native grasslands on the property. Their ongoing management, weed control and seasonal grazing practices now benefit the enterprise with additional income derived from working with the natural environment. The property is zoned Farming Zone, in the Golden Plains Shire and just 40 minutes from Geelong and Ballarat and 100 minutes from Melbourne. This land can also be bought as part of the larger, whole farm enterprise; for more details please see our listing for 649 Lonies Road, Shelford: [www.condieco.com.au/property?property\\_id=1345911](http://www.condieco.com.au/property?property_id=1345911) For further details or to arrange an inspection, contact the selling agent: Simon Horne on 0488 440303.