

# 641 Mountain View Mcdonalds Track, Mountain View, Vic 3988

## Mixed Farming For Sale

Wednesday, 24 April 2024



641 Mountain View Mcdonalds Track, Mountain View, Vic 3988

Area: 43 m2

Type: Mixed Farming



John Patterson  
0413565408

**\$3,950,000**

One Agency Country to Coast are pleased to present the property known as 641 Mountain View McDonalds Track, Mountain View to the market for your selection. This diverse agriculture enterprise has many outstanding attributes including – Medicinal Cannabis Cultivation Licence 165,000 Bird Broiler Capacity Unique Lifestyle opportunity Key features -

- 108.5 acres (43.88 hectares) \* on 2 titles of certificates, zoned farming, high producing fertile country
- Current Medicinal Cannabis Cultivation Licence with grow house development and construction plans available.
- Three broiler sheds offering a total floor space of 7000m<sup>2</sup> with remote climate and lighting control, offering a capacity totalling 165,000 birds
- Staff amenities including bathroom, change room and lunchroom
- 3 phase power and backup hybrid generator
- 32 bale rotary dairy with fantastic support buildings including large implement shed, calf shed, and other agriculture shedding
- Excellent cattle facilities and quality fencing throughout the property
- Two dwellings

1. The Homestead comprises of an approximate 170 square metre dwelling with an 18 square metre sleepout, an open plan kitchen and lounge area, entertainment area, bathroom and laundry, well established gardens, swimming pool and was renovated approximately 20 years ago.

2. Staff Dwelling - An approximate 60 square metre dwelling comprising two bedrooms, a kitchen / meals / living area and a bathroom/ laundry.

- Great location with sealed road access within 1.5 hrs\* to Melbourne and supported by the thriving townships of Warragul and Drouin within 20 minutes\* offering shopping, private and public schools and sporting clubs. There is also the opportunity to secure 145 acres\* next door with a very comfortable 3 bedroom dwelling, secure water supply, outstanding pastures. For further information or a private inspection please call John on 0413 565 408\* Approximately