

# Mission Hill Road Road, Baynton East, Vic 3444



## Other For Sale

Wednesday, 8 May 2024

Mission Hill Road Road, Baynton East, Vic 3444

Area: 149 m2

Type: Other



Jodie Alcaraz



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## Expressions of Interest

EOI Closing 19 June 2024 @ 4pm (Unless Sold Prior) Elders Rural Services is delighted to present 'Gilmores'. Situated in the Macedon Ranges, a renowned agricultural and lifestyle province in Central Victoria, just over 1 hour\* drive North of Melbourne. The region is one of Victoria's most defining landscape settings, featuring stunning granite landscapes and unique volcanic formations of geographical significance. The region is widely regarded as a powerhouse for Victoria's rural commodities, with agriculture being a key economic driver for the area. It is characterised predominantly by flat to low rolling undulation, iconic granite boulders, reliable rainfall, fertile soil types and rich pastures which support productive land suitable to a range of agricultural endeavours. The agribusiness sector in the region has a diverse economy of prime production. Major agricultural pursuits include cattle, prime lamb, wool, viticulture and equine. The Baynton district is further advantaged by the relative absence of subdivision and remains one of the most intact farming regions in the Macedon Ranges. The superb region hosts some of Victoria's greatest attractions including the spectacular landscape of Hanging Rock, world-class artisan food, gourmet produce, reputable wineries, boutique accommodation, historic towns, hiking, horse riding, camping, golfing and numerous other drawcards. The Melbourne-Lancefield Road connects the major townships throughout the region and provides easy access to railways, airports, and major shipping ports.

**Key Features:**

- 'Gilmores' 149.59HA\* / 369.65AC\*
- High performance perennial pastures
- Excellent fencing subdivided into 7 paddocks
- Highly versatile land ideally suited to cattle, prime lamb, wool, and equine pursuits.
- Secure annual rainfall
- Cattle yards – Timber cattle yards with steel crush (200\* head capacity)
- Storage shed/hay shed – Semi-enclosed galvanised iron 12m\* x 10m\*
- Iconic stone meat house 4m\* x 4m\*
- Ancient rock formations add unique beauty offering stunning views and potential home sites (STCA)
- Secure water with 3 dams in addition to Back Creek
- Located 15.5km\* from Tooborac, 24km\* from Lancefield, 33km\* from Kyneton and 96km\* from Melbourne CBD.

Inspection is strictly by appointment only.\*Denotes approximate.