

**146 Hobans Road, Alexandra, VIC, 3714**



**Rural For Sale**

Saturday, 14 September 2024

146 Hobans Road, Alexandra, VIC, 3714

Type: Rural

## "Hobans" - Murrindindi's Showcase Pastoral Holding!

>>> COMING SOON <<<

In a word; impeccable!

Improved to the highest standard, "Hobans" (part of the Staplecross group of farms) on the outskirts of Alexandra north-east of Melbourne, is one of the most impeccable pastoral holdings you'll inspect.

A combined holding of 452\* acres split across two adjoining farms, the property features a balance of flat, gently undulating country to soft hills. Encompassing its own valley with a network of catchment dams and fenced off protected native zones that act as shelter belts, segments of the property provide spectacular views to the east across the Acheron Valley.

- 146 Hobans Road, zoned Rural Living at 146\* acres.
- 176 Hobans Road, zoned Farming at 306\* acres.
- Total land holding at 452\* acres.

The farm and the current farm management plan is designed for sustainable grazing and supports 200\* + breeders and calves, or 200\* + steers to 650kg\*.

### FARM IMPROVEMENTS & INFRASTRUCTURE

The main entrance features an excellent post and rail fence, and all-weather formed treelined driveway to the farm's central work complex.

Well laid out, the central work complex includes a newly constructed 5 bay Colourbond machinery / hay shed and an enclosed workshop with concrete floor. Solar panels mounted on the shed roof provide power for the farm's Gallagher energiser and electric fence network.

Rainwater tanks, a diesel fuel tank for machinery and separate wash down bay on a concrete pad is all conveniently located within the same area, as is an excellent set of high-grade steel cattle yards with Norton crush, day yards, loading ramp and concrete walkways.

The central work complex has been well excavated and sits on a solid base of crushed rock and provides for an excellent hard stand area for farm machinery, plant and equipment and B-Double movement in and out of the farm.

A video surveillance security system has been installed and can be monitored from most handheld mobile phones.

A network of all-weather formed roads interconnects the farm and with cattle gates installed across the property, you can move quickly and efficiently from paddock to paddock.

Fences and gates across the property are in excellent order. Farm fencing is entirely electrified, and Weston exclusion perimeter fencing has been erected along most boundary fences.

### PASTURE IMPROVEMENT

The property comprises a balance of gently undulating pasture to lower lying fertile country along the southern Breakaway Creek boundary. Rejuvenated and clean pasture throughout, 50\* to 55\* acres of pasture is regularly sown to rye and clover mix. An abundance of native tree cover provides excellent stock shelter.

## WATER SECURITY

With consistent annual rainfall in the vicinity of 750mm\*, clever use of a natural valley captures rainfall and run off into a network of dams. A solar pump and water from dams is gravity fed to concrete stock troughs across the property. In total the property features 15 dams.

## PROPERTY TITLES & ZONING

A combined holding of 452\* acres split across two adjoining farms; 146 Hobans Road is zoned "Rural Living" and measures 146\* acres, 176 Hobans Road is zoned "Farming" and adds an additional 306\* acres to the portfolio.

## THE LOCATION

Located in the Murrindindi Shire, north-east of Melbourne, the Hoban's Road property is a short 5\* minute drive from the country township of Alexandra, complete with its vibrant café shopping strip, medical, primary and senior school amenity. You're also within close proximity to Victoria's "high-country" including the popular Lake Eildon waterways, Mansfield and the Mount Buller snowfields.

- Alexandra - 2.7km\*, 5\* minutes
- Yea - 26.3km\*, 28\* minutes
- Mansfield - 36.3km\*, 52\* minutes
- Melbourne CBD - 146km\*, 120\* minutes

This is a "block buster" pastoral property like no other. At 452\* acres across 2 main titles, this expansive, exceptionally improved and well placed property offers both graziers and investors a myriad of upside opportunity.

Sale by Deadline ending Wednesday the 16th of October at 4:00pm.

For further information and to arrange a private inspection please contact Ray White Rural Victoria, Nik Patek on 0409 936 210 or Jason Hellyer on 0403 043 571.

#Block #BlockBuster #BlockBusterProperty #CountryLifestyle #CountryLiving #FarmLife #Farm #Farming #Cattle #Horses #Ponies #Alexandra #Yea #Mansfield #LakeEildon #MountBuller #RegionalVictoria #RayWhiteGroup #RayWhiteRural