

**932 Dereel-Mt Mercer Road, Mount Mercer, VIC,
3352**



Rural For Sale

Wednesday, 25 September 2024

932 Dereel-Mt Mercer Road, Mount Mercer, VIC, 3352

Bedrooms: 4

Bathrooms: 1

Type: Rural

SIGNIFICANT HISTORIC SOUTHERN VIC PROPERTY

**STRONG BALLARAT DISTRICT VERSATILE CASH FLOW INVESTMENT GRADE AGRICULTURAL OPPORTUNITY
RENOWNED FERTILE AND SECURE MOUNT MERCER AREA UNDER 30 MIN TO BALLARAT CONVENIENT TO
MELBOURNE AND GEELONG**

1,668.43 ACRES "THE HOMESTEAD" 675.19 HECTARES

BEEF BREEDING/FATTENING PRIME LAMBS CROPPING INVESTMENT

Available as a whole or in three outstanding contingent lots

High calibre well developed and maintained holding in a particularly favoured area; suitable to a myriad of agricultural pursuits. Most reliable rainfall area long-term annual average 700 mm (28 Inch).

An excellent balance of predominately arable soils ranging from grey and red volcanic loams to clay loam. Incorporating the small but spectacular Mount Mercer with stunning views.

Significant assured income from Wind Farm turbine lease and other Portional farm leases.

Abundant top-quality water supply from numerous reliable bores and dams.

Lot A, The Homestead, 1,018.43 Acres (412.14 ha): Historic bluestone homestead (CIRCA 1871) within a commanding yet private position. Set in a lovely established garden with superb outlook. Accommodation provides 4 bedrooms, formal entrance, drawing room, lounge, dining, cellar plus recently renovated kitchen, bathroom and utility/laundry room. 14-foot ceilings, numerous original features and generous verandahs. Nearby detached bungalow /farm office with double garage. Substantial cattle yards, 3-stand shearing shed, and an excellent suite of shedding.

Lot B, Faggs, 480 acres (194.25 ha): Adjacent to Lot A. Top-class versatile acreage. Comprising three titles.

Lot C, Rices, 170 acres (68.80 ha): Adjoining Lot B. Adjacent to Lot A. Highly productive country.

Remarks: A privileged opportunity to secure a well-located versatile productive property in a most sought-after area. A high-quality rural farming or investment proposition. Owners retiring. Information Memorandum and draft contracts available.

In conjunction with T.B. White Real Estate Pty Ltd, Tom Madden 0497 775 055