



For Sale

Via Expression of Interest (EOI)

Total Area: 773 ha / 1912 ac

"St. Hillier"

2056 Benalla-Yarrawonga Rd, Bungeet West, VIC 3726

awn.net/property



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Executive Summary

Beautifully renovated 4-bedroom homestead with views over executive surroundings, which include a tennis court, pool, and delightful gardens. St. Hillier is a highly developed property with fertile soils, outstanding productivity and a sustainable scale.

This versatile, adaptable, and highly productive property has a strong history of prime lamb production and cereal cropping, and it is also suitable for cattle production.

"St Hillier" has good water security with a reticulated system linking multiple water sources across the property.

Systematic paddock planning, good fencing and an internal formed road allow easy access and stock movement.

The property has an additional 3 bedroom house (currently tenanted), which could be used as a manager's residence along with a renovated 2 bedroom, shearers/workers quarters, and a separate cottage.

The 4-stand shearing shed is well laid out and highly functional with modern stock handling equipment, including a full double ProWay Bulk Handler.

Other infrastructure includes steel stock yards x 2, machinery shedding, hay shed, 4 x silos, sundry shedding etc.



Property Features

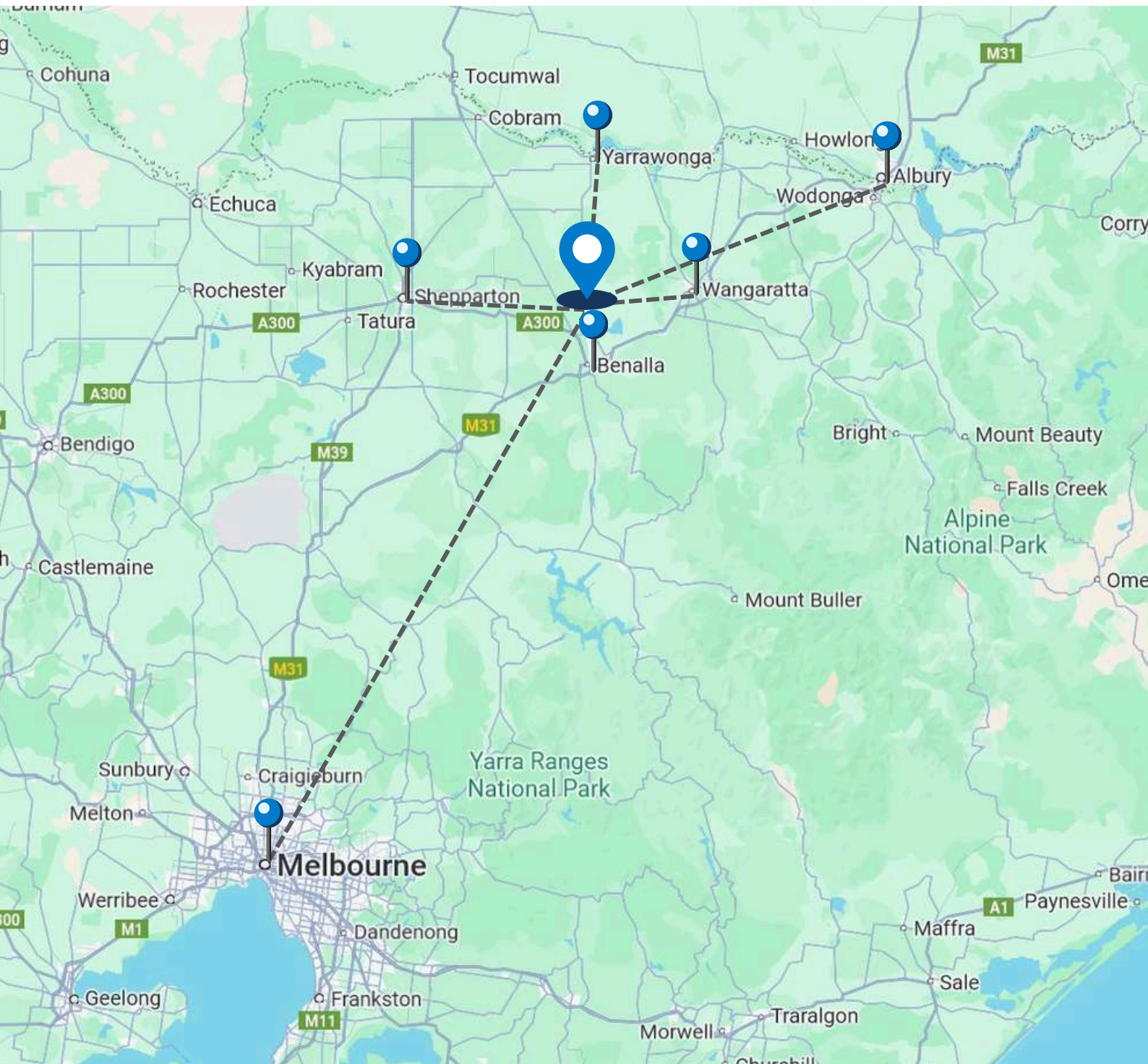
- 773 ha / 1912.6 ac
- Beautiful Homestead
- Exceptional Water
- 4 Stand Shearing Shed
- 30 Dams & 30 Paddocks
- Sheep Yards, Cattle Yards
- Crutcher + ProWay Handler
- Formed Internal Roadways
- Managers Home + Shearers Quarters
- Exceptional Shedding



Location

Ideally Located

- Benalla - 24k
- Yarrowonga - 40k
- Albury - 130k
- Wangaratta - 45k
- Shepparton - 64k
- Melbourne - 200k





St. Hillier offers a strong history of prime lamb production along with a cropping arability in excess of 75%*.

Systematic paddock planning, good fencing, and an internally formed road allow easy movement.

** Approximately*



Production

Highly productive and fertile land with a strong history of management exhibiting high-density stocking rates as demonstrated by current stock numbers and cropping program.



Fertiliser & Pasture History

Last five years pasture improvements

- Maintenance program, pasture is a mix to sub clover/rye/phalaris and phalaris/cocksfoot/sub clover

Last 5 years fertiliser history

- 100-200 tonne lime annually
- 30-40 tonne MAP annually on crops
- 30-40 tonne super annually on pasture





Current Stock & Cropping Program

Stocking

- Currently running 2,500 ewes, 2,000 lambs, 40 rams, and six alpacas.

Crops

- Currently cropping 120 ha wheat, 50 ha Canola, 10 ha oats & 25 ha forage brassica.....
in excess of 75% of the property can be cropped
- Current focus is on prime lamb with much of the current cropping regime aimed at supplementary feed sources for the livestock



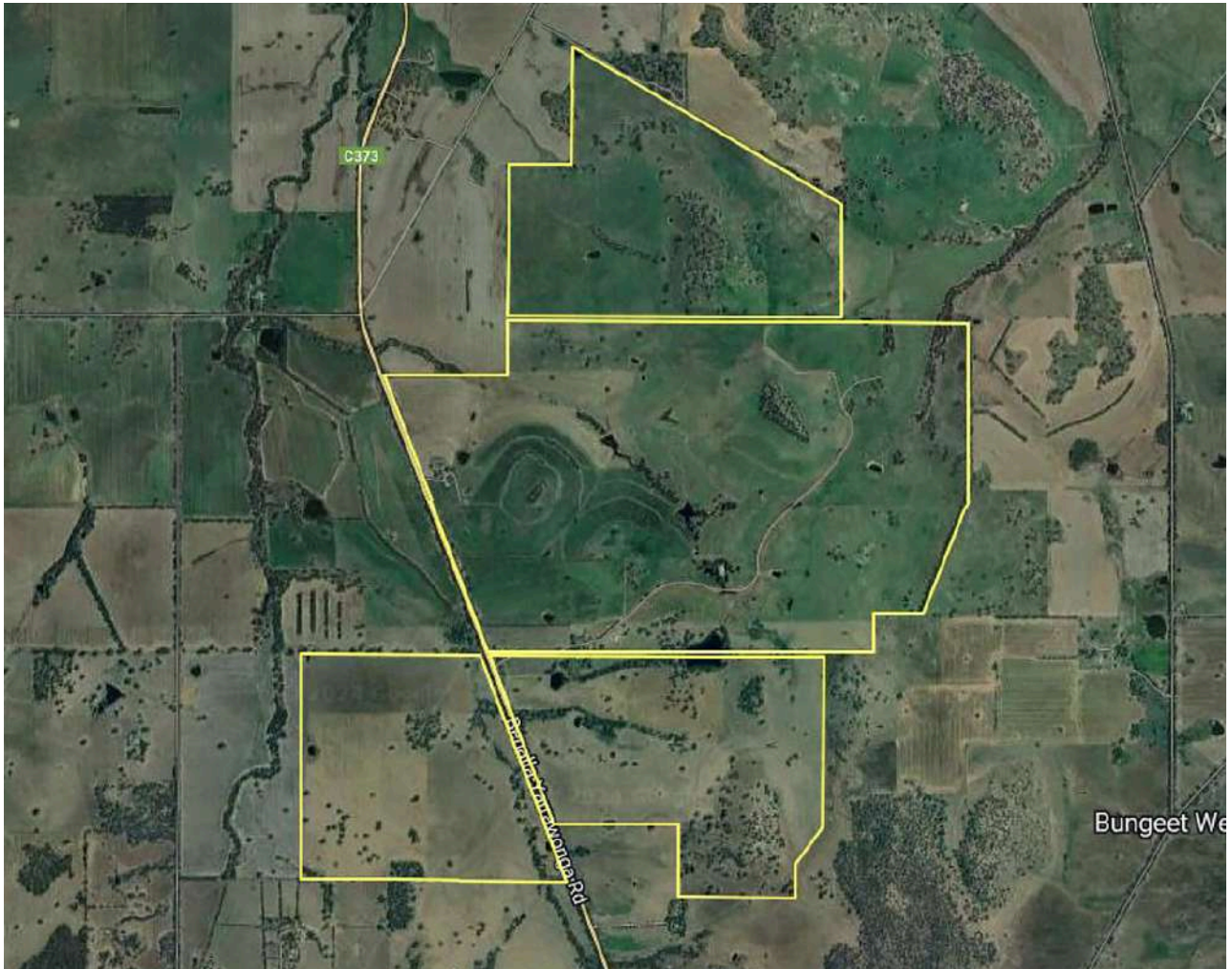
Watering System

Water system supply consists of:

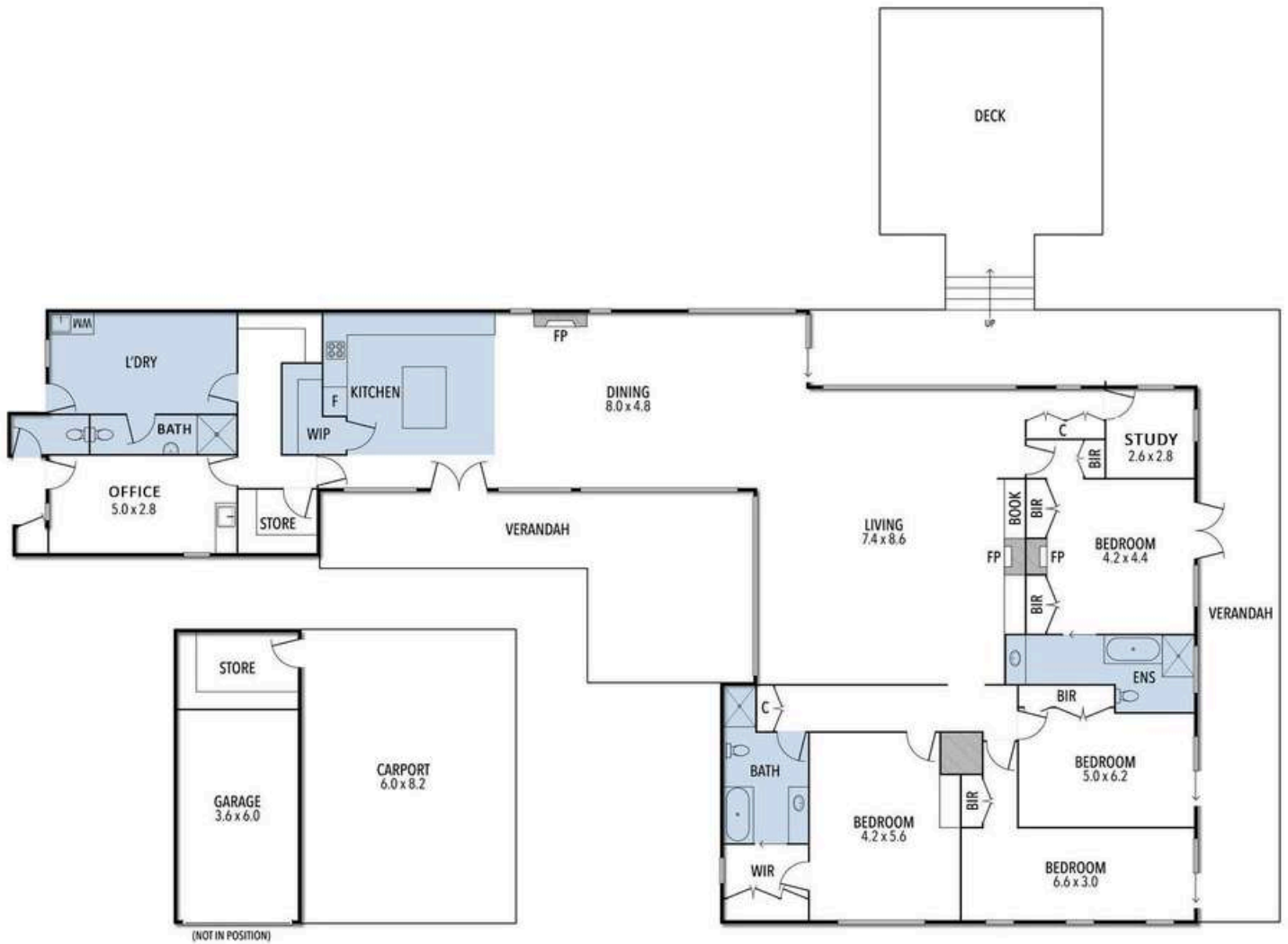
- Multiple holding tanks inc 100,000lt header tank
- 30 dams, including four spring fed
- 14 troughs. Water to each paddock either through trough, dam or both
- 2 x Connections to Thoona private pipeline with a 4 meg allocation

Property Map *(Guide Only)*

Total Area: 773 Hectares / 1912.6 Acres



Final Floor Plan



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

Price & Sales Process Information

AWN Livestock & Property Pty Ltd has the pleasure of presenting "St. Hillier" to the open market for genuine sale.

For Sale By Expressions of Interest : "St. Hillier"

Address: 2056 Benalla-Yarrawonga Rd, Bungeet West, VIC 3726

Total Area: 773 Hectares / 1912.6 Acres

EOI Closing: **Inspection by Appointment**
Expressions of Interest Close 24th Oct - **Unless Sold Prior**

**View Property
Video**



Website: awn.net/property

**Send EOI
Documents to:** sjeffery@awn.net or bneilson@awn.net



Disclaimer

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Contact the exclusive AWN selling agents for further details and to arrange an inspection.



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