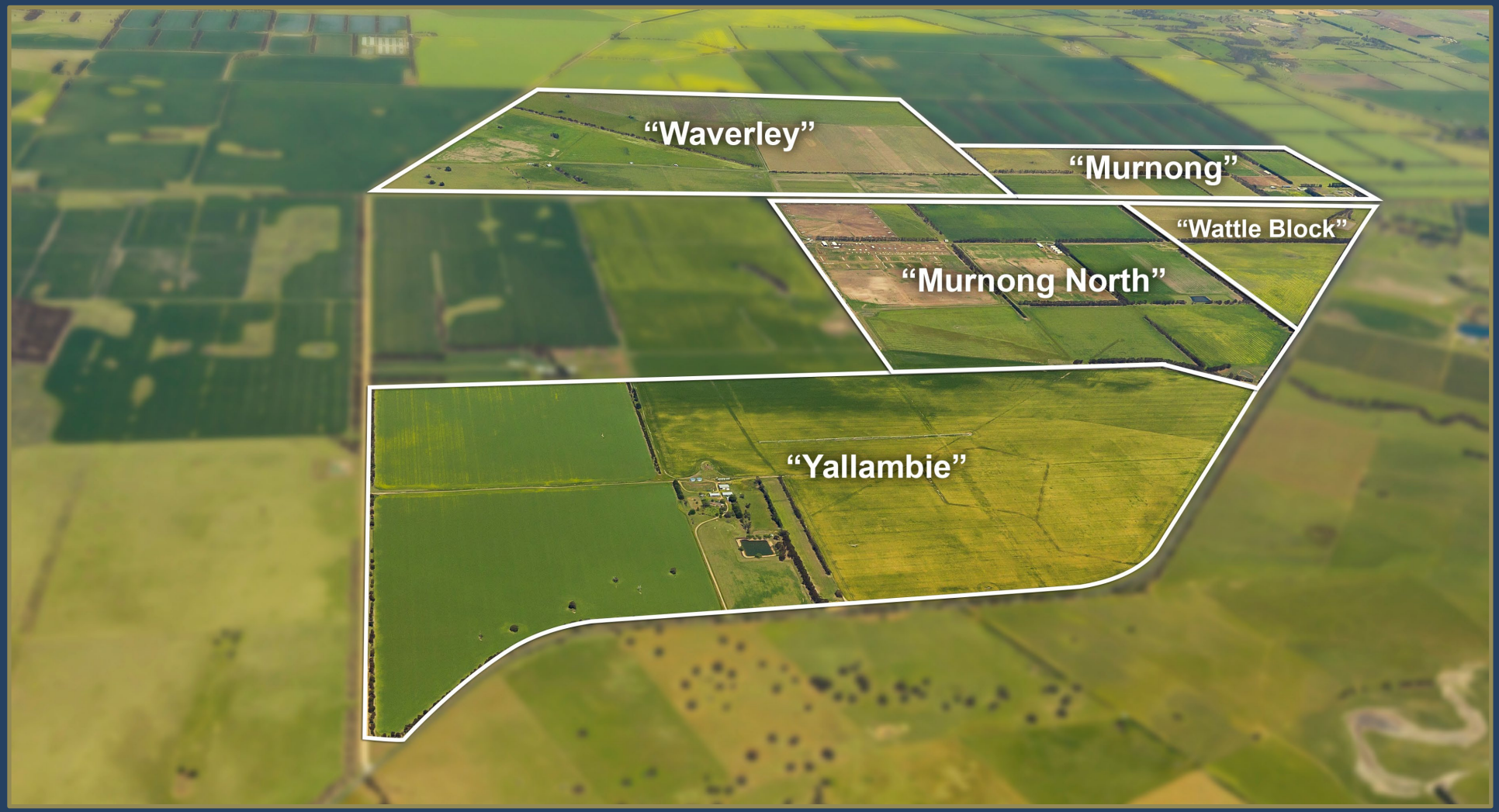


‘MURNONG FARMING AGGREGATION’

INVERLEIGH, VICTORIA

INFORMATION MEMORANDUM

SALE DETAILS

‘MURNONG FARMING AGGREGATION’

1,016 Hectares - 2,511 Acres

Expression of Interest

Closing Tuesday 8th December 2026 at 2:00pm (AEST)

EXCLUSIVE SELLING AGENTS:

Peter Lindeman
+61 418 525 609
Peter.lindeman@elders.com.au

Nick Myer
+61 427 610 278
Nick.myer@elders.com.au

Michael Stewart
+61 418 520 467
mstewart@charlesstewart.com.au

Approximate



OVERVIEW

LOCATION
960 Inverleigh-Winchelsea Road, Inverleigh, Victoria

INFRASTRUCTURE
Abundant shedding, three stand raised board shearing shed, undercover sheep yards, lamb containment feedlot, extensive free-range piggery, cattle yards, workshop, staff office and amenity,

ACCOMMODATION
1 x 4-bedroom home and 1 x 3-bedroom home

WATER
Numerous large dams, bores and town water supply (STA) reticulated throughout the holding. Near new 50ha-125ac approx. center pivot supplied by 100 megalitre annual water right from the Barwon river (STA)

LAND USE
Cereal, legume, oil seed and pulse crops, lamb feedlot, sheep and wool production, beef, extensive free-range piggery.

LAND AREA
Total land area 1,016 hectares – 2,511 acres*

*Approximate

EXECUTIVE SUMMARY





Elders Real Estate and Charles Stewart Real Estate are privileged to present for sale **'Murnong Farming Aggregation'** at Inverleigh, an exceptional blue-chip rural investment and commercial farming opportunity, extensively developed and suitable for a range of agricultural enterprises.

Strong cash flow investment grade agricultural opportunity. Outstanding South West Victorian mixed farming enterprise. Highly sought after productive Geelong-Inverleigh region

1,016 hectares -2,511 acres*

Property Highlights:

- Significant well developed complete "Turn Key" multi-purpose, high-income-producing enterprise providing a fully operational lamb containment feed lot. and extensive free-range piggery.
- High yielding cereal, legume, oilseed and pulse cropping regime on fertile well drained responsive soils.
- As new Centre Pivot Irrigator (covering approx. 125 Acres - 50 Ha) with 100 ML year-round annual water right providing further production/income options (S.T.A).
- Numerous dams, bores and town water supply (S.T.A) reticulated throughout the holding.
- Extensive farm infrastructure including 3 stand raised shearing shed, undercover sheepyards, abundant shedding, office complex, cattleyards. Central laneway system, quality fencing and shelter belts.
- Four bedroom and three bedroom homes.

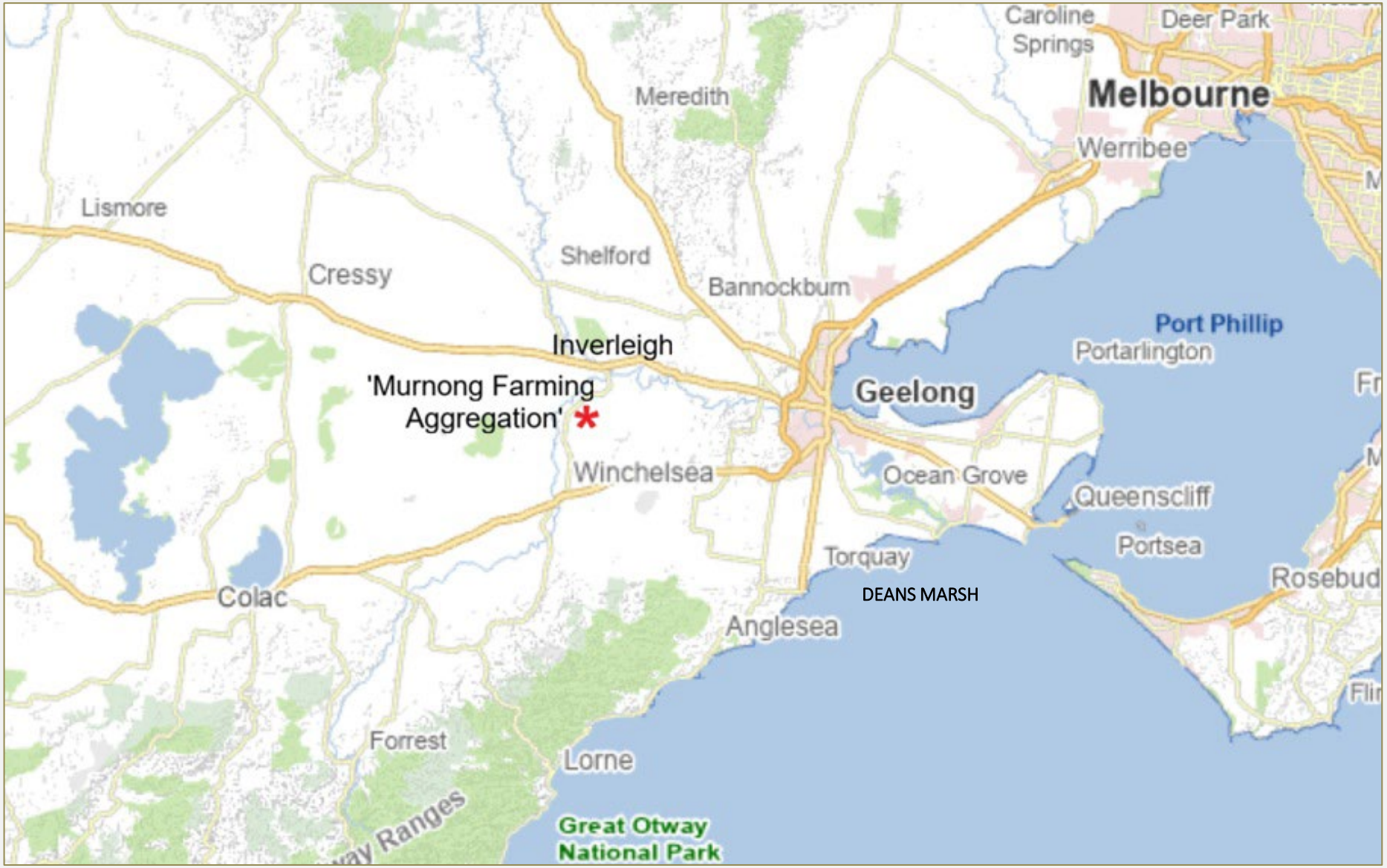
Three Road frontages across multiple titles.

- Ideally positioned 30 min to Geelong and 90 Min to Melbourne. Close proximity to major livestock markets, abattoirs and grain holding facilities.

,

*Approximate

LOCATION


Caroline Springs
Deer Park
Melbourne
Meredith
Werribee
Lismore
Shelford
Cressy
Bannockburn
Port Phillip
Portarlington
Inverleigh
'Murnong Farming Aggregation'
Geelong
Winchelsea
Ocean Grove
Queenscliff
Portsea
Torquay
DEANS MARSH
Rosebud
Colac
Anglesea
Forrest
Lorne
Great Otway National Park

LOCATION & SERVICES

'Murnong Farming Aggregation' is located in the highly regarded and versatile farming district of Inverleigh in south west Victoria, an area renowned for being one of the most reliable high rainfall farming regions in Australia.

Conveniently located to rural townships and regional cities for farming and machinery supplies, education, sporting facilities, medical and health services, banking and retail.

Only 5 minutes* to the popular country town of Inverleigh, 30 minutes* Geelong, 40 minutes* to Colac, 50 minutes* Lorne, 70 minutes* to Ballarat and within 1.5 hours* of Melbourne CBD.



Charming Inverleigh Hotel – Great Meals

RURAL SUPPLIES / FERTILISER / MACHINERY / VETERINARY

Winchelsea (Rural Supplies, Fertiliser, Machinery, Veterinary)	11km*
Colac (Rural Supplies, Fertiliser, Machinery, Veterinary)	49km*
Geelong (Rural Supplies, Fertiliser, Machinery, Veterinary)	37km*

SALEYARDS

Western Victoria Livestock Exchange (Mortlake)	129km*
Central Victoria Livestock Exchange (Ballarat)	105km*
Colac Livestock Selling Centre (Colac)	46km*

ABATTOIRS

Warrnambool (Midfield)	161km*
M C Herd (Corio)	46km*
Minerva Foods Australia – Lambs (Colac)	47km*

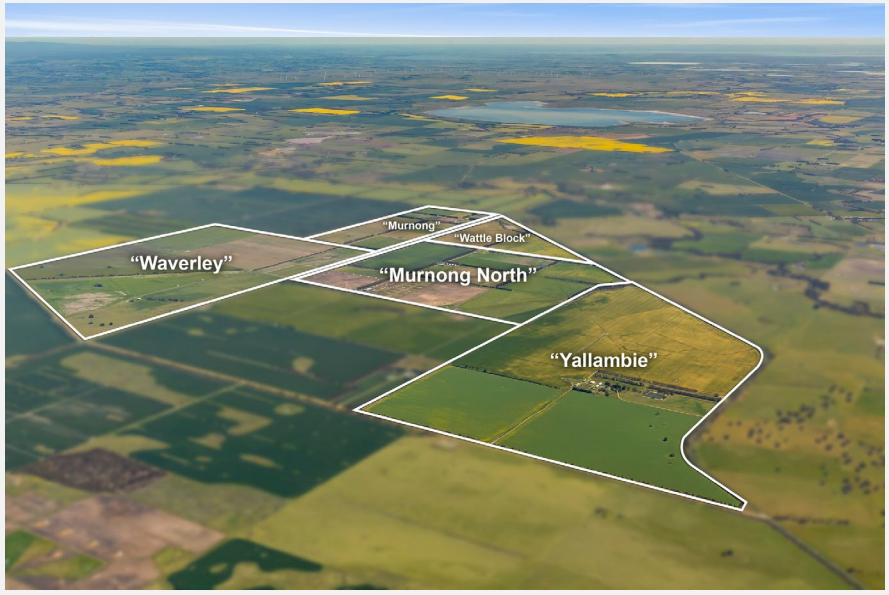
AIRPORT

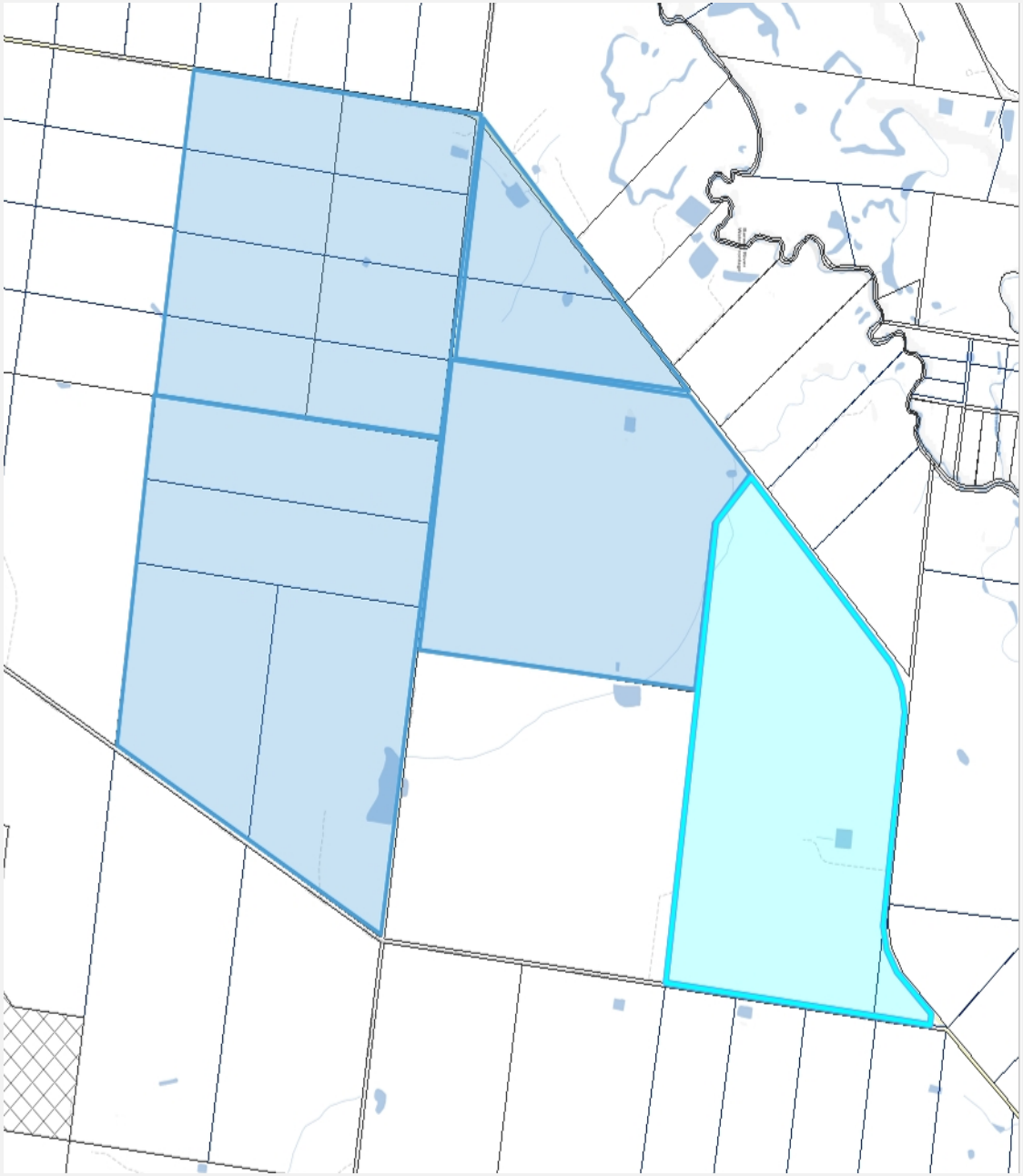
Avalon Airport Geelong	55km*
Melbourne International Airport	118km*

*Approximate

GENERAL INFORMATION

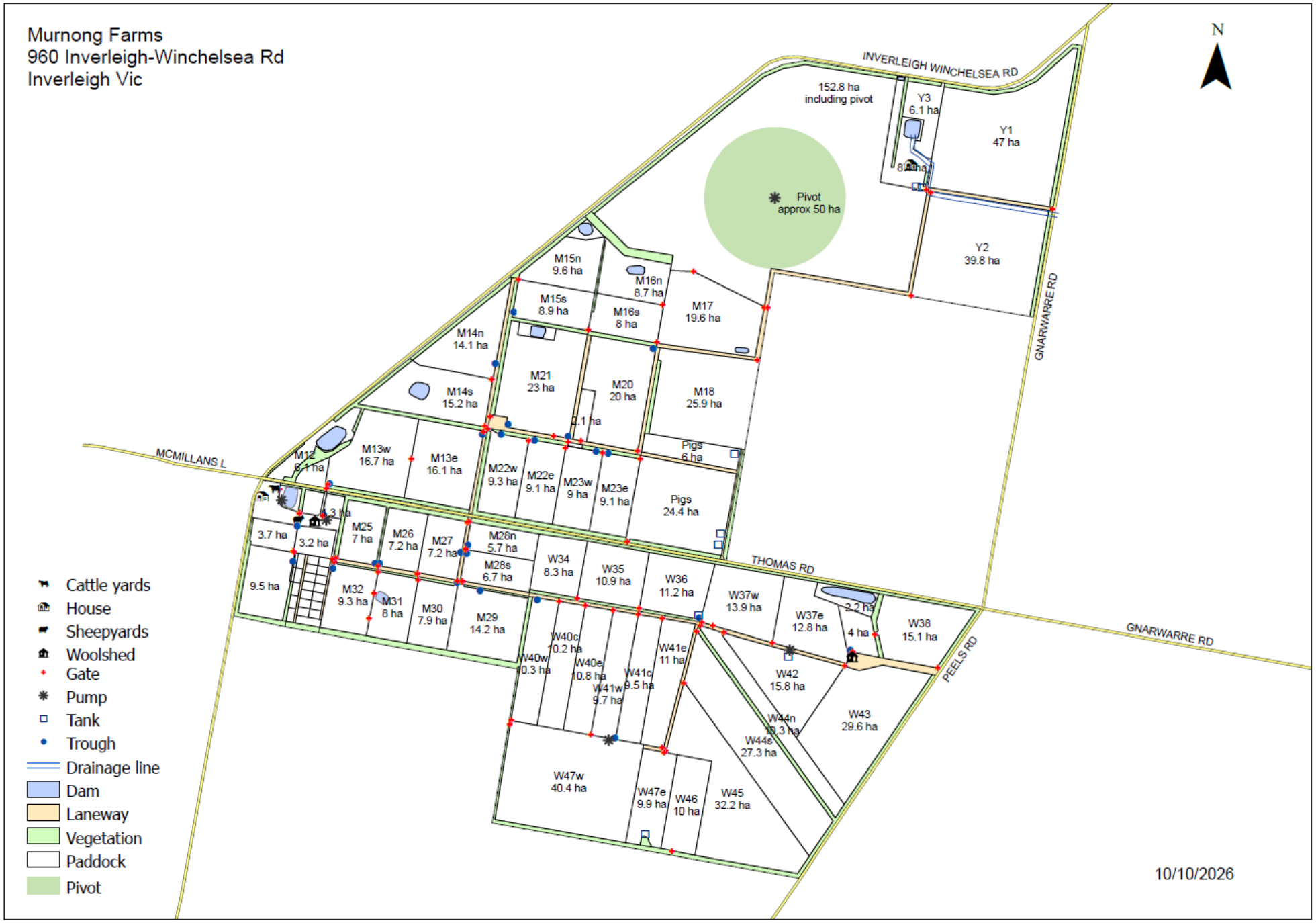
Address	960 Inverleigh-Winchelsea Road, Inverleigh VIC 3321
Total Land Area	1,016 hectares - 2,511 acres*
Local Authority	Surf Coast Shire
Zone	Farming Zone
Road Frontages	Peels Road Inverleigh-Winchelsea Road Thomas Road Gnawarre Road





*Approximate

FARM PLAN


Murnong Farms
960 Inverleigh-Winchelsea Rd
Inverleigh Vic
N
INVERLEIGH WINCHELSEA RD
152.8 ha
including pivot
Y3
6.1 ha
Y1
47 ha
8.4 ha
Pivot
approx 50 ha
Y2
39.8 ha
GNARWARRE RD
M15n
9.6 ha
M16n
8.7 ha
M15s
8.9 ha
M16s
8 ha
M17
19.6 ha
M14n
14.1 ha
M21
23 ha
M20
20 ha
M18
25.9 ha
M14s
15.2 ha
2.1 ha
Pigs
6 ha
MCMILLANS L
M12
6.1 ha
M13w
16.7 ha
M13e
16.1 ha
M22w
9.3 ha
M22e
9.1 ha
M23w
9 ha
M23e
9.1 ha
Pigs
24.4 ha
3.3 ha
3.7 ha
3.2 ha
M25
7 ha
M26
7.2 ha
M27
7.2 ha
M28n
5.7 ha
M28s
6.7 ha
W34
8.3 ha
W35
10.9 ha
W36
11.2 ha
THOMAS RD
W37w
13.9 ha
W37e
12.8 ha
2.2 ha
4 ha
W38
15.1 ha
GNARWARRE RD
9.5 ha
M32
9.3 ha
M31
8 ha
M30
7.9 ha
M29
14.2 ha
W40c
10.2 ha
W40w
10.3 ha
W40e
10.8 ha
W41w
9.7 ha
W41c
9.5 ha
W41e
11 ha
W42
15.8 ha
PEELS RD
W44n
18.3 ha
W44s
27.3 ha
W43
29.6 ha
W47w
40.4 ha
W47e
9.9 ha
W46
10 ha
W45
32.2 ha
Cattle yards
House
Sheepyards
Woolshed
Gate
Pump
Tank
Trough
Drainage line
Dam
Laneway
Vegetation
Paddock
Pivot
10/10/2026



LAND & TOPOGRAPHY

'Murnong Farming Aggregation' features a superb balance of late and early country with free draining productive heavy loam and clay loams.

The soil types are extremely complimentary to all livestock enterprises, ensuring that there is the opportunity to offer a quality feed source throughout all seasons of the year.

Alternatively, the versatile arable soils are also highly suitable for cropping, fodder conservation and alternative farming pursuits.

FARM IMPROVEMENTS

Quality farm infrastructure includes:

- Fully operational lamb containment feed lot (up to 8,500 head capacity) including 1000 head undercover induction feeder system
- 3 stand raised board shearing shed, with large capacity 30 x 24m undercover plus extensive open sheep yards – in excellent near new condition. The shearing shed also incorporates an office and cool room.
- As new Centre Pivot Irrigator covering 125 Acres - 50 Ha* with 100 ML annual water right providing further production/income options (S.T.A).
- Extensive free-range piggery
- 14 x 6m office with lunchroom and amenities - adjacent 9m x 11 workshop tool shed.
- 50 x 8m machinery Shed, (power) with chemical storage section and separate bay for welding.
- 20 x 14m machinery shed
- 20 x 10m machinery shed
- 36 x 12m machinery/hayshed
- 20 X 8m machinery/hayshed
- 3 x Silos (50 tonne each)
- 4 x Silos (40 tonne each)
- 3 x Silos (25 tonne each)
- 2 x Haysheds (36m x 12m each)
- Storage shed (12m x 10m)
- Several other machinery, hay and sundry sheds.





*Approximate

FARM IMPROVEMENTS













FENCING & LANEWAYS

'Murnong Farming Aggregation' is well subdivided for efficient livestock and grazing management, comprising approximately 48 paddocks across the main holdings. Supported by established laneways and extensive livestock infrastructure, the property allows for streamlined stock movement between paddocks, yards, feedlot facilities and shearing complexes.

Combined with quality fencing throughout and reticulated water systems servicing the paddocks, the aggregation is exceptionally well suited to intensive livestock production, rotational grazing and flexible farm management.





WATER

Water security is a standout feature of this 2,511-acre (1,016-hectare) aggregation, with an extensive reticulated water network ensuring reliable supply across all operational areas. The property benefits from a combination of substantial dam storage, gravity-fed stock watering systems, header tanks and irrigation infrastructure. At “Waverley”, a secure dam water supply feeds a 360,000-litre header tank, providing gravity-fed water to every paddock, while the “Wattle Block” is serviced by a highly reliable primary dam with an estimated capacity of 40 megalitres*, reticulating to troughs throughout the property.

Further enhancing the aggregation's water assets, “Yallambie” features a dedicated 20-megalitre feeder dam supporting a 125 acre centre pivot irrigation development (STA), together with two additional dams feeding twin 360,000-litre header tanks. Combined with the water infrastructure across the balance of the holding, these assets deliver a secure and efficient water supply system capable of supporting intensive livestock production, broadacre cropping and future irrigation expansion.












Kingspan

ACCOMMODATION

The aggregation offers on-farm accommodation across two residences, providing comfortable living options for owners, managers or key staff. At the central operational hub, “Murnong” features a neat three-bedroom weatherboard home with an open-plan kitchen, dining and living area, ideally positioned amongst the property's extensive working infrastructure and livestock facilities.

Complementing this is the well-appointed residence at “Yallambie”, a spacious four-bedroom brick veneer home set within established and private garden surrounds. The home includes a generous kitchen and dining area, separate lounge and family rooms, and a dedicated study, creating an ideal family lifestyle environment. Conveniently located just five minutes from Inverleigh and approximately ten minutes from Winchelsea, the accommodation combines rural productivity with easy access to essential township services and amenities.





EXPRESSION OF INTEREST PROCESS

Elders Rural Services Australia Limited and Charles Stewart have been formally instructed to offer for sale **'Murnong Farming Aggregation'**, by a publicly advertised Expression of Interest process.

Expressions of Interest will be made on the prescribed form available from the selling agents.

The vendor reserves the right to deliberate on such Expressions of Interest for a period of 7 days or such further period deemed necessary and shall, at or prior to the expiration of that period, advise the respective parties of their success or otherwise in the sale process. The vendor reserves the right to negotiate with any party during this period to achieve its price expectation for the property.

All Expressions of Interest shall be for the property on a 'bare' basis. Upon acceptance by the vendor, the purchaser shall as soon as practicable pay 10% deposit and sign the Contract of Sale presented by the vendor.

All deposits shall be held in trust pending settlement pursuant to the contract.

All unsuccessful parties shall be advised in writing at the expiration of 7 days from the date set aside as the expiry of Expressions of Interest or such further period deemed necessary.

The vendor reserves the right to accept any Expression of Interest or, reject all or any Expression of Interest believed not to be in its best interests.



EXPRESSION OF INTEREST

We register our non-binding best and final offer to enter into negotiations to purchase 'Murnong Farming Aggregation' Inverleigh VIC. The Expression of Interest deemed preferable by the Vendor will then proceed to formal contract.

1. REGISTRANT'S DETAILS

Company/Purchasing Entity

ABN/ACN (if corporation)

Contact Name

Address

Telephone

Email

2. INDICATIVE OFFER PRICE

The registrant hereby submits an offer (excluding GST) to purchase the property as indicated below (price per acre):

2,511 Acres / 1,016 Hectares $ per acre

Deposit ($)

Balance ($)

Settlement Period (days)

Funding Required? ☐ Yes ☐ No

If funding required, is it approved? ☐ Yes ☐ No

Is FIRB approval required? ☐ Yes ☐ No

Special Conditions (if any)

Additional information, which supports or clarifies a Registrant's submission, may be annexed to this Expression of Interest form. All Expressions of Interest will be opened simultaneously immediately following the closing time, and a response will be provided to all parties within 7 business days, or such further time as the vendor justifies as necessary to decide the Expression of Interest. By submitting this form or providing your personal information to Elders and Charles Stewart, you agree to your personal information being collected, held, used and disclosed by us in accordance with our Privacy Policy available at http://elders.com.au. Alternatively, a copy will be provided to you on request.

3. REGISTRANT'S SOLICITOR

Company Name

Company

Address

Telephone

Email

4. REGISTRANT'S ADVISORS

Company Name

Company

Address

Telephone

Email

Signed on behalf of the Registrant

Date

Name of Signatory (please print)

PLEASE PROVIDE TO THE FOLLOWING

by Tuesday 8th December 2026 at 2:00pm

Elders Real Estate, 15,400 Pakington Street, Victoria 3220

Peter Lindeman

Peter.lindeman@elders.com.au P: +61 418 525 609

Or

Charles Stewart Real Estate

Michael Stewart

mstewart@charlesstewart.com.au P: +61 418 520 467

*Approximate

DISCLAIMER

This Information Memorandum ("Information Memorandum") has been prepared by Elders Rural Services Australia Limited ("Elders") and Charles Stewart. The purpose of the Information Memorandum is to provide the recipient ("Recipient") with general information concerning the property the subject of the Information Memorandum ("Property") to assist the Recipient in deciding whether to acquire them.

CONDITIONS OF RECEIVING THE INFORMATION MEMORANDUM

This Information Memorandum supplied subject to the conditions outlined below. The acceptance of the Information Memorandum, by the Recipient and/ or any participation by the Recipient in any aspect of the sale process evidences its acceptance of those conditions.

This Information Memorandum is confidential and must not be disclosed or distributed to other parties by the Recipient.

The information contained in this Information Memorandum does not purport to contain all the information that Recipients may require to evaluate whether or not to purchase the Property. In addition, Elders, Charles Stewart and the Vendor (including all of their respective directors, partners, consultants and/or employees, related bodies corporate and the directors, shareholders, managers, employees or agents of any of them) ("Information Providers") shall not be under any obligation to correct, update or revise the Information Memorandum, or any written or oral communications transmitted to the Recipient in the course of evaluating the Property. This Information Memorandum is not to be considered as a recommendation by the Information Providers that any Recipient acquire the Property. Each Recipient should conduct and rely upon its own investigation and analysis of the Property and is advised to seek its own professional advice on the legal, financial, taxation and other consequences of acquiring the Property.

The Information Providers make no representation or warranty express or implied, as to the accuracy, reliability, reasonableness or completeness of the contents of the Information Memorandum.

All of the Information Providers expressly disclaim any and all liability (whether arising from negligence or otherwise) for, or based on, or relating to any such information (including any estimates of forward looking statements) contained in this Information Memorandum, or for any errors in or omissions from this Information Memorandum, or for any written or oral communications transmitted to the Recipient in the course of its evaluation of the opportunity, except for any liability which cannot be excluded as a matter of law.

The Information Providers reserve the right to provide further information to any person and will be under no obligation to treat all interested persons equally or provide the same information to the Recipient or any other recipients of this Information Memorandum.

This Information Memorandum does not constitute investment, accounting, financial, legal or tax advice.

The Vendor reserves the right to evaluate any offers, to reject any or all offers submitted and to deal with one party at the exclusion of others without giving reasons to the Recipient. The Information Providers will not be liable to compensate the Recipient or any intending acquirer for any costs or expenses incurred in inspecting, reviewing, investigating or analysing any information in relation to the Property.

By accepting a copy of this Information Memorandum, the Recipient agrees that it will hereby irrevocably and unconditionally consent to submit to the jurisdiction of the Courts of Victoria, in respect of any disputes, actions, suits or proceedings arising out of or relating to this Information Memorandum and the transaction contemplated herein.

If you do not agree to these conditions, you must immediately return this Information Memorandum without further reviewing its contents. Failure to return this Information Memorandum and continued participation by the Recipient in any aspect of the sale process for the Investment will be deemed to constitute acceptance of these conditions.



Elders Rural Services Australia Ltd
15,400 Pakington Street, Newtown VIC 3220

In conjunction with

Charles Stewart Real Estate
56/60 Bromfield Street, Colac VIC 3250