SUMMARY INFORMATION FOR THE MURNONG FARMING AGGREGATION

OUTSTANDING GEELONG DISTRICT RURAL HOLDING
HIGHLY SOUGHT AFTER RENOWNED SECURE INVERLEIGH AREA
FIRST CLASS INVESTMENT GRADE AGRICULTURE OPPORTUNITY
2,511 ACRES – "MURNONG FARMING AGGREGATION" – 1,016 HECTARES

The total aggregation of 2,511 acres 1,016 hectares is comprised of 5 distinct yet contiguous blocks:

1. "Murnong" — 299.73 Acres (121.30 Hectares)

The central operational hub of the aggregation, featuring the following infrastructure:

- Accommodation: 3-bedroom weatherboard home featuring an open-plan kitchen, dining, and living area.
- Administration: 14m x 6m professional site office complete with staff lunchroom and amenities.
- Workshops & Shedding: 9m x 11m work shop adjacent to the office; 50m x 8m powered machinery shed with 46 solar panels on the roof, including a separate welding bay and a dedicated chemical storage section.
- Fodder & Machinery Storage: One 36m x 12m machinery/hay shed; one 20m x 8m machinery/hay shed; plus several sundry and hay sheds.
- Grain Storage: 3 x 50-tonne capacity silos.
- Sheep Infrastructure: 3-stand raised board shearing shed with a large undercover area (30m x 24m) and extensive open sheep yards. Includes an integrated internal office and cool room.
- Lamb containment feed lot with feeders and water troughs with a capacity of 8,500 head, (currently restricted to 5,000) including a 1,000 head 18m x 42m fully automated undercover auto-induction feeding system.
  Divided into 26 paddocks, including containment feedlot and holding paddocks.

2. "Waverley" — 828.94 Acres (335.46 Hectares)

A high capacity broadacre grazing and cropping parcel:

- Improvements: Vacant land optimized for production.
- Water Infrastructure: Secure dam water supply feeding into a 360,000-litre header tank, gravity-fed to all paddocks.
- Shedding: One 14m x 20m machinery shed and one 10m x 20m machinery shed.
- Grain Storage: 6 x 50-tonne silos and 1 x 30-tonne silo.
- Technology: Equipped with an automated weather station directly connected to the Bureau of Meteorology (BOM).
- Subdivision: 12 well-fenced paddocks.

3. "Wattle Block" — 194.26 Acres (78.61 Hectares)

- Improvements: Vacant land. Well suited to cropping and grazing.
- Water Infrastructure: Supported by a large, reliable primary dam with an approximate capacity of 40 megalitres, reticulating to troughs across all areas.
- Divided into 5 paddocks.

4. "Murnong North" — 559.64 Acres (226.48 HECTARES)

Intensive free range piggery, cropping and grazing:

- Piggery Infrastructure: An extremely efficient, well-managed intensive free range piggery. Includes advanced weaner sheds, auto-draft yards, integrated scales, and modern load-out facilities.
- Storage & Silos: 4 elevated silos (2 x 35-tonne capacity; 2 x 20-tonne capacity) and a dedicated piggery office.
- Shedding: 2 large hay sheds (36m x 12m each) and 1 storage shed (12m x 10m).

5. "Yallambie" — 628.93 Acres* (254.52 Hectares*)

A premium balance of high producing cropping and grazing land with irrigation capability:

- Accommodation: Well-appointed 4-bedroom brick veneer residence set within established, private garden surrounds. Includes a kitchen/dining area, lounge room, family room, and a separate study.
- Irrigation Asset: 100 megalitre water license dedicated to a new 125 acre (50 ha) Centre Pivot Irrigator with underground piping from 20 megalitre* feeder dam. Further water supply pipe to the feeder dam from the Barwon River will be under construction in November S.T.A.
- Water: Town water pipe will be installed with the water supply for the centre pivot S.T.A which will be reticulated through the properties effectively drought proofing the Aggregation.
- Water Storage: 20-megalitre primary feeder dam dedicated to the centre pivot, plus 2 additional dams feeding 2 large 360,000-litre header tanks.
- Shedding & Storage: 2 machinery sheds, a secondary shearing shed, 4 x 40-tonne silos, and 3 x 25-tonne silos.
- Divided into 5 large paddocks.

5 minutes to Inverleigh, 10 minutes to Winchelsea,30 minutes to Geelong and major grain and fertiliser receival and distribution hub and approximately 80 minutes to Melbourne

Note: Loddon Farm Piggery, Bridgewater, a grow out facility is also available to purchase as an add on to the Murnong Farming Aggregation particularly if the purchaser is interested in the Free Range Piggery Operation. This facility currently takes all the production from the Murnong Farming Aggregation Free Range Piggery to grow out. See below.

Loddon Farm Piggery, Bridgewater - 58.50 acres*- (23.67 hectares*)

An outstanding investment opportunity offering multiple income streams, secure water supply and strategically positioned to major regional centres.

Key Features

- Quality infrastructure comprising new home with large kitchen living area, 3 bedrooms plus study or 4th Bedroom and detached double garage.
- Total land area: 23.67 hectares* (58.50 acres*)
- 12 eco-shelters (409.5 sqm*) featuring concrete flooring, retractable blinds and fully automated feeding, watering and cooling systems
- Permitted capacity 4,800 pigs
- Extensive steel yards (300 sqm*) comprised of five pens with bruise-free sides, sheltered working area and electric adjustable loading ramp
- Laneway system allowing ease of movement between eco-shelters and yards
- 100* tonnes of grain/pellet storage
- Abundant water supply via a 9.8ML high security water entitlement from the Loddon River, in addition to 45,000* litres of tank storage
- Site office with kitchenette
- Multiple income streams via a grower agreement, compost sales and farm lease
- Well positioned to key processing facilities
- Ideally positioned 9km* S Bridgewater, 39km* SE Bendigo, 182km* NW Melbourne

Conjunctional Agents:
Peter Lindeman – Elders Geelong – 0418 525 609
Michael Stewart – Charles Stewart & Co Colac – 0418 520 467
Nick Myer - Elders Victoria – Riverina 0427 610 278

* Denotes Approximately

Disclaimer:
Every precaution has been taken to ensure the accuracy of the information provided; however, it does not constitute a representation by the vendor or agent.
Prospective purchasers are advised to conduct their own independent investigations.