

# ‘HILLTOP VIEW’

101 Nottle Road  
Lower Inman Valley  
via Victor Harbor  
South Australia 5211

## Information Memorandum





# SALE DETAILS

## **'Hilltop View'**

101 Nottle Road  
Lower Inman Valley  
via Victor Harbor  
South Australia 5211

## **For Sale by Expression of Interest**

### **Choose from Four Investment Options.**

Hilltop View is available for purchase in one of the following configurations, allowing buyers to select the option that best suits their agricultural investment goals:

#### **1. Land & Water**

Ideal for those seeking a productive rural holding or agricultural base.

#### **2. Land, Water & Herd**

Includes a premium Holstein dairy herd for immediate dairy production.

#### **3. Land, Water, Plant & Equipment**

Comes with essential infrastructure and machinery for efficient farm operations.

#### **4. Land, Water, Herd, Plant & Equipment**

A fully equipped dairy enterprise ready for immediate use.

## **Exclusive Selling Agent**

Philip Keen  
Farm and Rural Land Sales

[phil.keen@elders.com.au](mailto:phil.keen@elders.com.au)

0438 308 650

Elders Rural Services Australia Limited  
Trading as Elders Real Estate  
RLA 62833





# ASSET DETAILS

## Registered Proprietor:

Tristan Robert Mulhern & Alexandra Mary Mulhern and Futuresun Pty. Ltd.

## Property: 'Hilltop View'

101 Nottle Road, Lower Inman Valley, SA 5211

## Area Total:

283.5 Hectares / 700 Acres

## Description of Land:

### Certificate of Title

- 6280/428

Allotment 201 Deposited Plan 12871 in the area named Back Valley  
Hundred of Encounter Bay 151 ha

### Certificate of Title

- 5424/739

Section 780 Hundred of Encounter Bay in the area named Lower Inman  
Valley 132.5 ha

## Zoning:

Rural



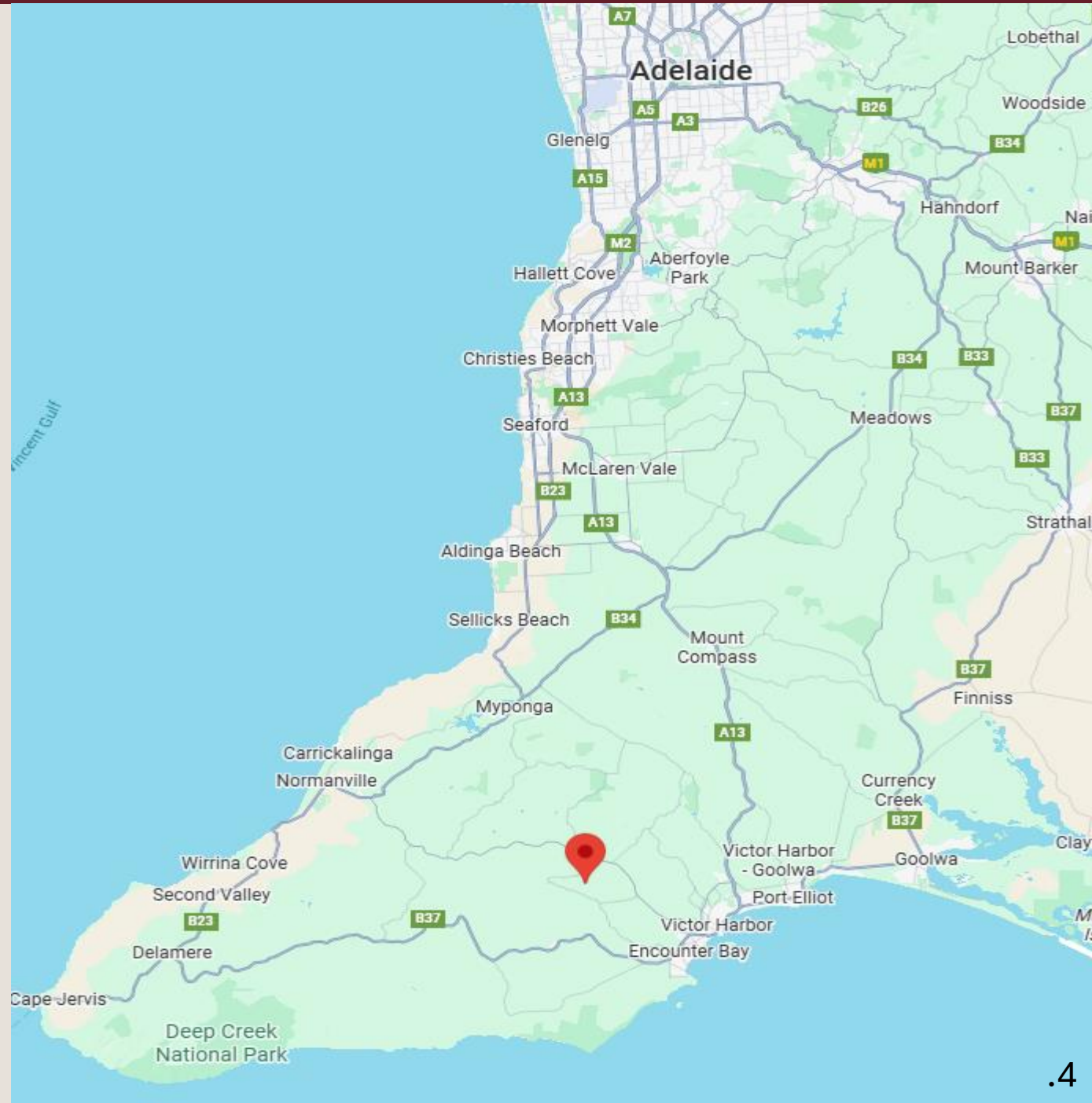
## LOCATION

## Premier location on the Fleurieu Peninsula

15km NW of Victor Harbor

87km S of Adelaide

[Click](#) to view virtual video





# INTRODUCTION

Hilltop View is a substantial, well-developed rural holding spanning 700 acres of highly productive farmland. Currently operating as a dairy, the property's scale, layout, and premium infrastructure make it ideally suited for a wide range of agricultural, commercial, and lifestyle ventures.

The centrepiece is a large, purpose-built compost barn designed for high-density livestock housing, with potential for robotic dairy integration, feedlot conversion, intensive horticulture, equine facilities, or agritourism development. Combined with extensive pasture systems, reliable water resources, and quality-built infrastructure, Hilltop View presents a rare opportunity for buyers seeking flexibility, scale, and long-term value.



# 'HILLTOP VIEW' - Highlights

## *Versatile Agricultural Holding with Premium Infrastructure & Development Potential*

### **Versatile Infrastructure**

Purpose-built compost barn (190m x 73m), EPA-approval for 600 cows in progress. Originally designed for robotic dairy, the facility is equally suited to feedlot, equine, horticulture, hydroponics, agritourism, or commercial use — offering exceptional adaptability for a wide range of enterprises.

### **Scale & Land Quality**

700 acres of productive farming country with well-maintained lucerne and ryegrass pastures across slightly rising to undulating to gently rolling hills — ideal for grazing, cropping, regenerative agriculture, or diversified land use.

### **Water Security**

Water Licence 118477 includes:

27,000 kL surface water allocation via three dams (11.7 ML, 10.7 ML, 4.6 ML)

29,640 kL prescribed well allocation via bore-fed gravity system with pressurised delivery to dairy and paddocks.

### **Livestock & Genetics**

420 Holstein Friesian cows with over 50 years of AI breeding. Genomic testing on young stock and strong production metrics (9,300L/cow/year) — a valuable asset for dairy or livestock-focused buyers.

### **Premium Dairy Infrastructure**

Steel-built rotary dairy with 50-cow capacity, 100kW solar system, 16,200L vat, and efficient 1-person operation — easily repurposed for other intensive livestock or commercial uses.

### **Residential Lifestyle Appeal**

Architect-designed 4-bedroom, 2-bathroom home with pool, solar, and quality finishes — ideal for owner-operators, lifestyle buyers, or agritourism ventures.

### **Plant & Equipment Included**

Full suite of machinery including tractors, mixers, auger, and UTV — ready for immediate use or repurposing for alternate operations.

### **Development & Diversification Potential**

Infrastructure supports a wide range of uses: equine, cropping, tourism, intensive livestock, commercial storage, or events — making Hilltop View a compelling option for visionary investors.

### **Flexible Investment Options**

Purchase land only, land + herd, land + plant & equipment, or the full operational package — tailored to suit your business model or investment strategy.



# PROPERTY & INFRASTRUCTURE OVERVIEW

## Property Overview

**Location:** 101 Nottle Road, Lower Inman Valley, via Victor Harbor, South Australia

**Land Area:** Approx. 700 acres (283 hectares)

**Topography:** Slightly rising to undulating to gently rolling hills

**Zoning:** Rural

**Climate:** Average annual rainfall of 750mm, supporting robust pasture growth and reliable farming conditions

## Infrastructure Highlights

### Rotary Dairy

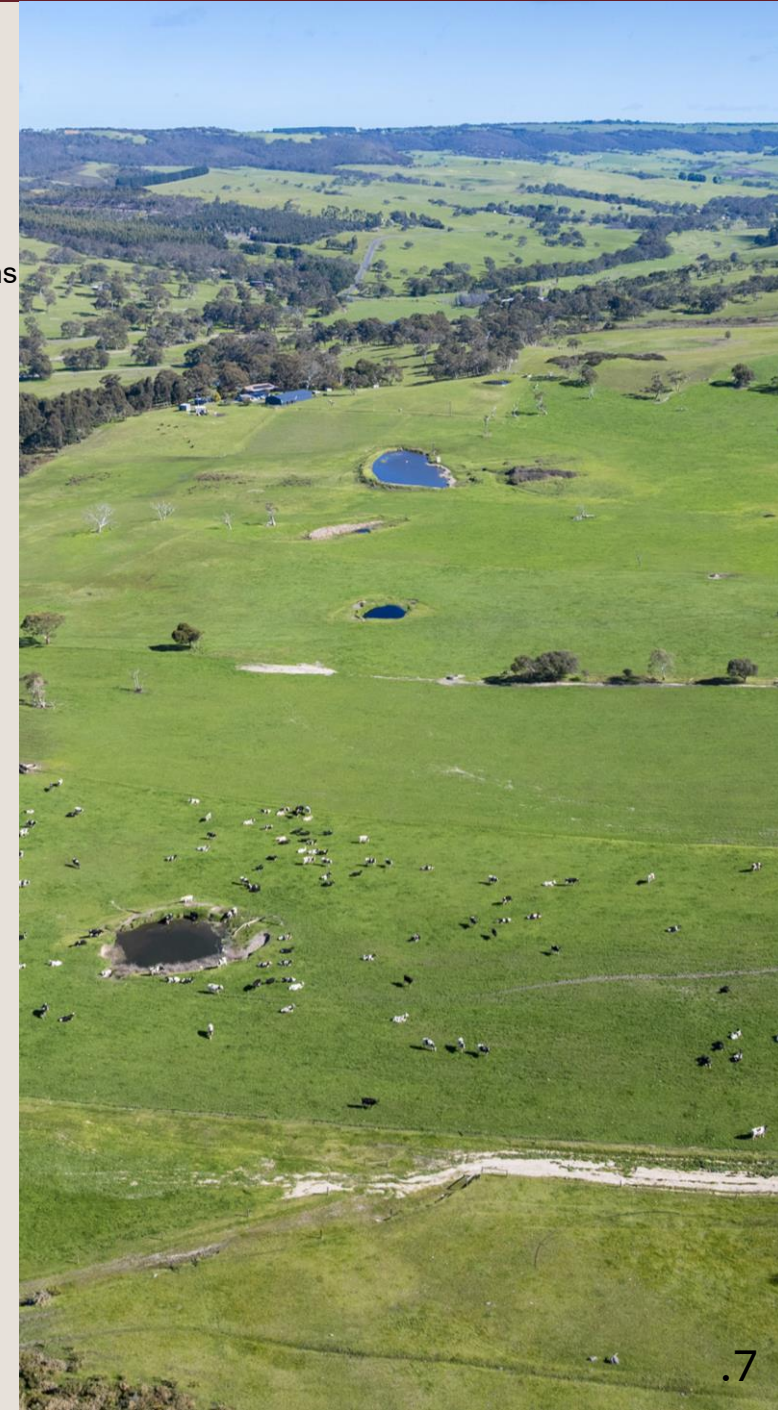
- Built in 2000
- 50-cow capacity
- Steel construction with high-quality concrete flooring
- 16,200L milk vat
- 100kW solar system
- Designed for 1-person operation
- 3-phase power (SA Power Networks)
- Heavy-duty steel yards
- Yield and Cell Sensor live data

### Compost Barn (Under Construction)

- Dimensions: 190m x 73m
- Capacity: 600 cows (EPA approval for 600 cows in progress)
- Designed for robotic dairy integration
- 18° roof pitch for optimal airflow
- Solar system planned for roof
- Rainwater catchment pending license (10% environmental flow requirement)
- Fire safety compliance per District Council regulations

## Access

- Multiple access roads via Inman Valley Road, as well as Keen Road, Back Valley
- All-weather internal roads
- Easy access for transport and logistics





# PROPERTY & INFRASTRUCTURE OVERVIEW

## Livestock

**Current Herd:** Approx. 420 Holstein Friesian cows

**Average Yield:** 9,300L/cow/year

- Fat: 353 kg
- Protein: 330 kg

## Breeding Program:

- 50+ years of AI breeding
- Past 7 years using globally sourced sires
- Genomic testing on young stock (5 years)
- Focus on net merit, longevity, and health traits
- Heifers calve at 24 months
- Year-round calving
- Average herd age: 4.5 years
- Cow weight: 680–720 kg
- Vaccinated with 7-in-1
- Fed TMR for 8 months, PMR for 4 months

## Pastures & Paddocks

**Dry-land Lucerne:** 120 hectares, with 10 hectares renovated annually

**Annual Ryegrass:** Fertilised and limed for optimal growth

## Paddock Design:

- Mostly 4–4.5 ha for grazing efficiency
- Single-wire electric fencing with pine posts
- Heavy-duty concrete troughs in every paddock





# WATER & SOIL RESOURCES

Hilltop View benefits from secure and well-managed water access under Water Licence 118477, which includes:

## **Surface Water Allocation:**

27,000 kL supported by three key dams:

- 11.7 ML dam

- 10.7 ML dam

- 4.6 ML dam

## **Prescribed Well Allocation:**

29,640 kL delivered via a bore-fed gravity system, with pressurised infrastructure servicing the dairy and paddocks.

This comprehensive setup ensures reliable water delivery for livestock, pasture irrigation, and future diversification — supporting a wide range of agricultural and commercial uses.

## **Soil Types:**

- Sand over loam

- Sand over clay

## **On-site Quarry:**

- Blue clay and clay/hard pebble

- Potential for internal use or commercial application





# ACCOMMODATION

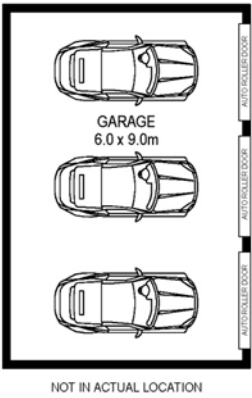
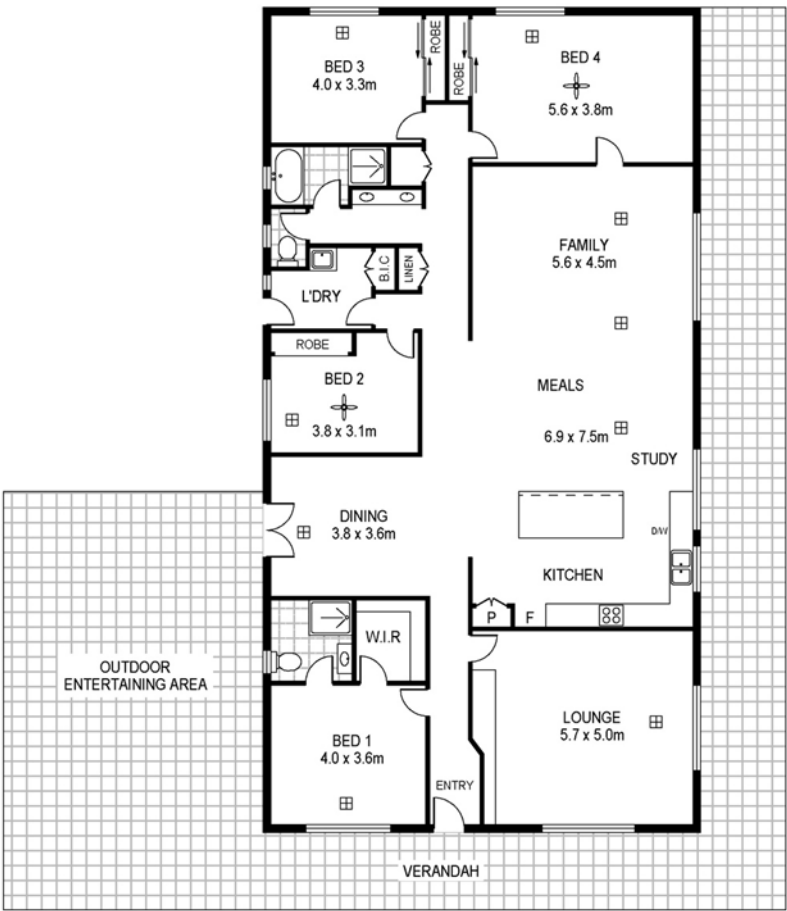
## Main Residence:

- Built in 2000 by Bill Ellis (WM Construction)
- Brick with slate overlay and iron roof
- Cedar-framed windows
- 4 bedrooms, 2 bathrooms, office
- Open-plan living with deep verandas
- Light, airy, and modern
- 6kW solar system
- Salt-chlorinated swimming pool with heat pump





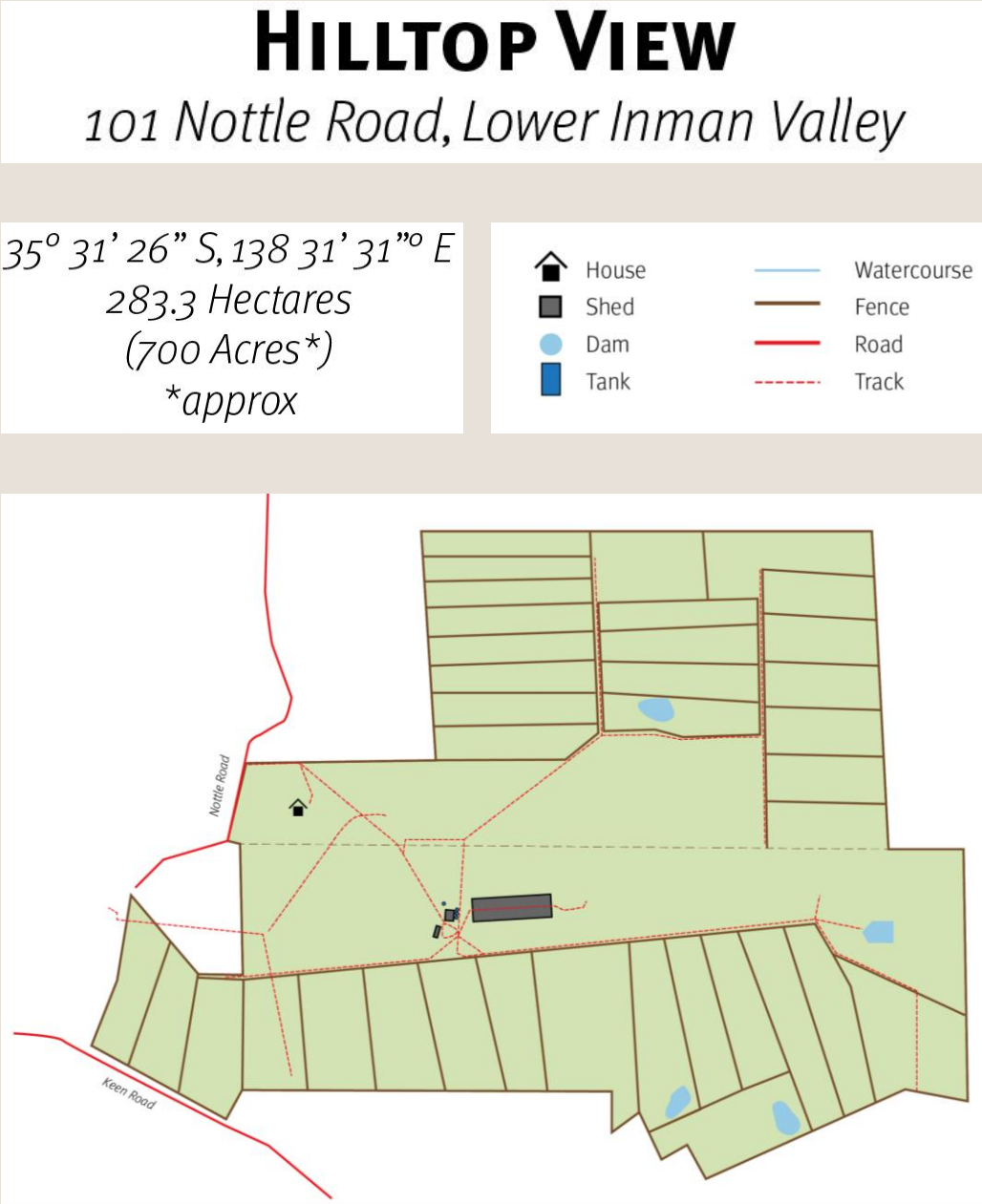
# FLOOR PLAN & PROPERTY MAP



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

101 Nottle Road, Lower Inman Valley

INT : 228m<sup>2</sup>  
GARAGE : 54m<sup>2</sup>











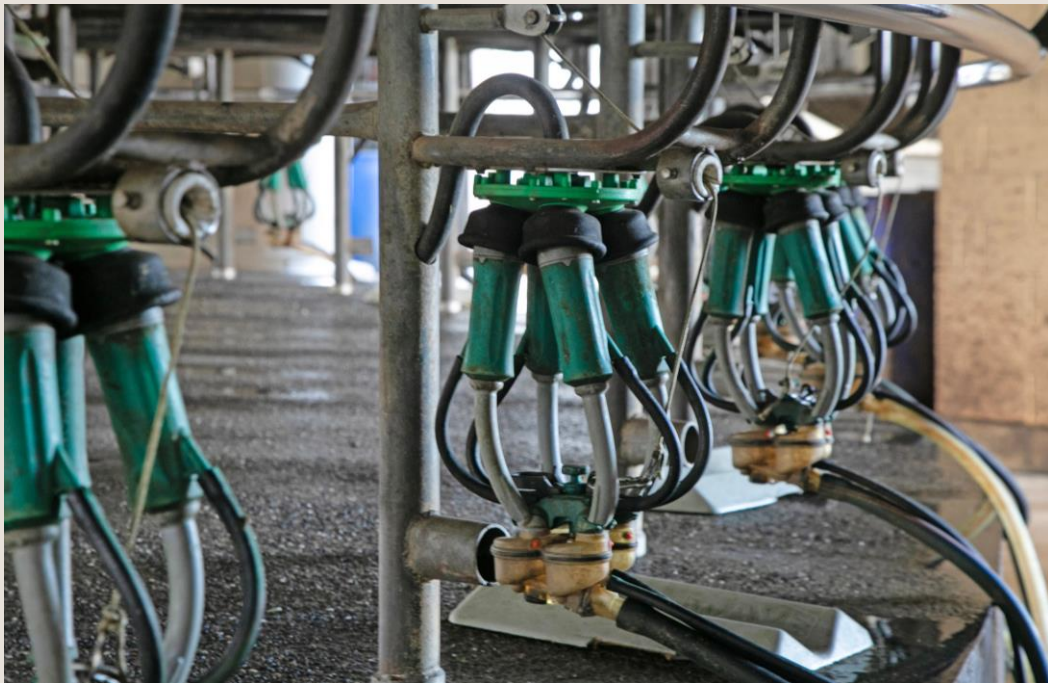


# PLANT AND EQUIPMENT

## Plant & Equipment

Included machinery available with the property:

- New Holland T7.175 with FEL
- New Holland T6080 with FEL
- Strautmann 2401 Mixer Wagon
- Aitchison AirPro 6m Drill
- Sitrex Single Tub Mixer
- Vennings 50x10 SP Auger
- Polaris 530 UTV













# VERSATILE AGRICULTURAL & COMMERCIAL INVESTMENT OPPORTUNITY

## Flexible purchase options available:

Hilltop View is available for purchase in one of the following four configurations, allowing buyers to select the option that best suits their agricultural investment goals:

1. Land & Water
2. Land, Water & Herd
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## Versatile Opportunities

- Livestock Producers: Beef, sheep, or mixed grazing
- Organic & Regenerative Farmers
- Cropping Enterprises
- Equine Facilities
- Agritourism Developers
- Commercial Ventures
- Dairy Operators

## Financial & Operational Benefits

- **Efficiency:** Purpose-built infrastructure for streamlined operations
- **Versatility:** Adaptable for multiple agricultural and commercial uses
- **Sustainability:** Solar systems and water-efficient design
- **Scalability:** Infrastructure supports growth and diversification

## Conclusion

Hilltop View is a rare offering in South Australia's rural property market — a large-scale, well-improved holding with infrastructure that supports a wide range of agricultural, commercial, and lifestyle uses. Whether you're expanding an existing enterprise or launching a new venture, Hilltop View provides the scale, flexibility, and quality to support long-term success.

**Inspections by appointment. Contact us to explore the full potential of Hilltop View.**



# A GUIDE TO EXPRESSION OF INTEREST (EOI)

A Letter of Offer must be presented using the prescribed form available from the selling agent.

Please email the Letter of Offer to [phil.keen@elders.com.au](mailto:phil.keen@elders.com.au) and notify Philip Keen at 0438 308 650 once you have sent it.

## Vendor Assessment Criteria:

The vendor will evaluate Letters of Offer based on various criteria, with a significant emphasis on price and transaction certainty. Interested parties are encouraged to provide comprehensive information to facilitate the vendor's assessment.

The vendor reserves the right to accept or reject any offer at any time, including before any deadline, at their absolute discretion and without providing reasons

- Offers are non-binding. Acceptance by the vendor will lead to a binding contract.
- We encourage interested parties to present their highest and best offer to put themselves in the best position to buy the property.
- Interested parties should not assume they will have the opportunity to negotiate or improve their Expression of Interest after presenting their offer.
- There is no obligation to negotiate with any party, and response times may vary.
- We recommend that you conduct your own due diligence.

## Important Information – Disclaimer:

The agent makes no representations or warranties. The information provided is not investment, accounting, financial, legal, or tax advice.

Please read the Important Information section in this Information Memorandum carefully. Your use of this Information Memorandum and participation in the sale process are governed by the terms and conditions set out therein.





# IMPORTANT INFORMATION

This Information Memorandum ("Information Memorandum") has been prepared by Elders Rural Services Australia Limited ("Elders"). 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 it.

## 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.

1. This Information Memorandum is confidential and must not be disclosed or distributed to other parties by the Recipient.
2. The information contained in this Information Memorandum does not purport to contain all the information that Recipients may require to evaluate if they should purchase the Property. In addition, Elders and the Vendor (including all 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 while 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.
3. 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.
4. 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.
5. This Information Memorandum does not constitute investment, accounting, financial, legal or tax advice.
6. 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.
7. Under no circumstances are Recipients allowed to contact the management, employees, agents, customers or suppliers, financiers, competitors, related bodies corporate, other advisers, agents or contractors of the business, or any regulator of the business directly to discuss any matter in connection with the business, the Proposed Transaction, or the Information Memorandum without the prior written consent of the Vendor.
8. The Vendor reserves the right to vary the way different Bidders are dealt with, including dealing with a Bidder on an exclusive basis or excluding a Bidder from the process.
9. 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 South Australia, in respect of any disputes, actions, suits or proceedings arising out of or relating to this Information Memorandum and the transaction contemplated herein.
10. 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*

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Farm and Rural Land Sales

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