

1297 & 1433 Leitchville-Kerang Road, McMillans, Vic 3568



Dairy For Sale

Saturday, 13 April 2024

1297 & 1433 Leitchville-Kerang Road, McMillans, Vic 3568

Area: 419 m2

Type: Dairy



Duncan McCulloch
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Contact Agent

Colliers Agribusiness is pleased to present for sale 1297 & 1433 Leitchville-Kerang Road, McMillans VIC 3568 (the Property), a large-scale irrigated dairy and grazing opportunity located in a highly regarded region of Northern Victoria. Key features of the opportunity include:- An approximate 419.73 hectare (1,037.15* acre) landholding comprising 11 Certificates of Title that has been well developed for dairy, grazing and cropping operations. - Historically milking 600* cows, the Property is also well suited to a range of other agricultural pursuits including but not limited to beef grazing, summer/winter cropping, fodder, poultry and pork production. - The Property has undergone significant irrigation development, with approximately 400 hectares of laser levelled pipe and riser irrigation infrastructure that can recycle water around the holding from a centrally located turkey nest dam (60* ML).- In addition, the Property has good access to Goulburn Murray Water (GWM) with the GMW No.2 main channel bisecting the holding in an east-west direction, six GMW service points well positioned around the holding and an Annual Use Limit of 3,406* ML. - Structural improvements include a 50-unit rotary dairy with a 20,600* litre milk vat (currently non-operational), 2 open fronted machinery sheds, workshop, storage sheds, large hay shed, 2 calf sheds, part covered stock yards, multiple grain storage silos, a main residential dwelling and three other dwelling/cottages.- Productive soil types highly suited to irrigation and other cropping/grazing pursuits, a well-designed paddock configuration divided into approximately 60 main paddocks, concrete stock troughs in each paddock and an extensive laneway system for ease of stock movement. - Well located in relation to Cohuna (8* lineal kilometres), Pyramid Hill (22* lineal kilometres), Echuca (59* lineal kilometres), Bendigo (100* lineal kilometres) and the Melbourne CBD (227* lineal kilometres).The Property is being offered for sale by Expression of Interest closing Thursday 23 May 2024 at 4pm Australian Eastern Standard Time (AEDT). For further information or to arrange an inspection of the Property, please do not hesitate to contact the exclusive selling agents.