

**Address available on request, Ecklin South, Vic 3265**



**Dairy For Sale**

Sunday, 21 April 2024

Address available on request, Ecklin South, Vic 3265

Area: 967 m2

Type: Dairy



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Patrick Kerr  
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## EOI

LAWD and Elders are pleased to present for sale Karrara Aggregation (the Aggregation), a versatile mixed farming platform currently utilised for the breeding and fattening of cattle, with flexibility for a conversation to a variety of agricultural uses, situated within the renowned Western District of Victoria. Key Investment Highlights

- Area: The Aggregation includes two properties: Karrara Farms: 558.72\* hectares (1,381\* acres) Acacia Downs: 408.51\* hectares (1,009\* acres) Total: 967.23\* hectares (2,390\* acres)
- Scale: Operational scale of 20,000\* dry sheep equivalents (DSE) with future development and expansion potential of livestock / dairy operations.
- Flexibility of Enterprise: Multi-enterprise opportunity suited to a broad range of agricultural purposes such as dairy, beef or sheep.
- Capital Expenditure (CAPEX): Significant CAPEX programs have focused on lime, gypsum, water systems, drainage, perennial pasture development, infrastructure and fencing/laneways network.
- Topography: Gently rolling arable land suitable to a variety of agricultural uses.
- Soils: Highly fertile soils comprising predominantly basalt over clay with excellent Olsen P and overall nutrient levels.
- Pastures: Established perennial and annual pastures have been established to suit soil types, rainfall and current livestock operations.
- Water: Reliably sourced from six bores which supplies water to troughs located throughout.
- Accommodation: Six residences of which have undergone recent renovations.
- Improvements: Fit-for-purpose operational improvements to support the livestock enterprises with two 50-unit rotary dairies, newly constructed undercover yards complex, sheep yards, raised board shearing shed, workshop and substantial grain storage.
- Location: Located within the premier dairy region of South West Victoria, 30\* minutes from Warrnambool. The Aggregation is being offered for sale (in-one-line or as separate assets) by Expression of Interest closing 12pm (AEST) on Thursday 6 June 2024.\*approximately