

"Biralee North", Kallady Road, Madalya, Vic 3971



Mixed Farming For Sale

Friday, 19 April 2024

"Biralee North", Kallady Road, Madalya, Vic 3971

Area: 476 m2

Type: Mixed Farming



Matt Childs



John Harrison
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For Sale by Expression of Interest

For Sale by Two-Stage Expression of Interest Campaign Stage 1 - Expression of Interest closing on Thursday 30 May 2024 at 4.00pm (AEST) CBRE Agribusiness is pleased to present 'Biralee North' for sale, a large scale versatile rural holding within the reliable South Gippsland farming region. The Property is located on the Western side of the Tarra Valley, in South Gippsland, only 20* kilometres North East of Yarram, 50* kilometres South of Traralgon and 230* kilometres South East of Melbourne's CBD. A scenic rural holding with vast river and creek boundaries, featuring stunning views from the ridge top and is situated in a high rainfall area. The elevation ranges from 137* to 490* metres above sea level. 'Biralee North' offers a unique chance to secure a significant asset with promising growth prospects via capital investments and subsequent development. The region's productive soil and dependable heavy rainfall allow for a diverse range of rural development opportunities. The offering presents an opportunity potentially suitable for livestock grazing, biodiversity conservation (comprises endangered ecological community), a carbon project and/or recreational activities such as camping and hunting. Key Features Include:- Spanning across 476* ha (1,178* ac) - Divided into 7 Titles - Features a varied terrain of rolling hills, steep inclines, and warm, protected valleys with deep Dermosol soils - All weather gravel tracks which transverse most of the cleared areas - Extensive frontage to Little Jack Creek - Weekender distance from Melbourne's CBD via the M1 - Potentially suited to biodiversity restoration projects, carbon farming and plantation & farm forestry - Located in a high rainfall area, averaging 1,178*mm per year and reliable water supply from dams and creeks - Original shearing shed, yards and machinery shed still in place and suitable for either cattle or sheep grazing - Established gravel road access with multiple entry points *Approximately