

6 McLaren Drive, Colignan, Vic 3494



Horticulture For Sale

Tuesday, 25 June 2024

6 McLaren Drive, Colignan, Vic 3494

Area: 4110000 m2

Type: Horticulture



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Contact Agent

The Colignan portfolio is a high-quality mixed horticulture holding comprising established almond, citrus and avocado plantings. Comprising a total land area of 411 hectares (approx.) across three adjoining properties, the portfolio is planted to 239 hectares (approx.) of orchard with area suitable for further development. The Colignan Portfolio is situated between Nangiloc and Colignan in the Sunraysia region of Victoria, 45 kilometres (approx.) southwest of Mildura. • A well-developed portfolio comprising 157 hectares (approx.) of organically grown almonds, 77 hectares (approx.) of citrus and 5 hectares (approx.) of avocados. • 88 hectares (approx.) of land suitable for further development, a portion of which features irrigation in situ. • Annual Use Limit totalling 3,912ML equating to 12ML per hectare (approx.) over the existing orchard and developable land combined. • Well-designed irrigation infrastructure including three individual river pumps. • Quality buildings and operational infrastructure The Colignan Portfolio is a highly productive horticulture holding, underpinned by scale, ideal topography and soil types, strategically located less than a 40 minute drive to Mildura. The portfolio is being offered For Sale in one line or as separate assets, by Expressions of Interest, with First Stage Non-Binding Indicative Offers due by 2pm (AEST) on 2 August 2024. For further information and to arrange an inspection, please contact the agents. Inspections strictly by appointment.