

Byrneside-Kyabram Road, Merrigum, VIC, 3618



Rural For Sale

Saturday, 31 August 2024

Byrneside-Kyabram Road, Merrigum, VIC, 3618

Type: Rural

Ready to go Orchard or Horticultural Conversion - Option 2

With everything in place, this established and well maintained apple and pear orchard is the ideal entry point for those looking to enter, or grow further scale within the Goulburn Valley fruit and / or horticulture industries.

Proudly farmed and operated by the same family for several generations, it's now time to sell and a deal will be done!

Located on the fringe of Merrigum, a 12* minute commute to Kyabram and 27* minutes from the major regional centre of Shepparton, this 17.81* hectare / 44* acre, highly productive orchard will be well sought.

Consisting of 2,610* established pear trees and 7,799* apple trees, 10,409* trees in total of premium variety fruit, this is an excellent opportunity to acquire a walk-in-walk out revenue earner.

Orchard improvements include formed gravel roads throughout, a lock up machinery shed, substantial undercover loading bay, tank fill station and excellent irrigation infrastructure comprising 100hp electric pump that can irrigate up to 50% of the property at once to a combination of micro jet sprinklers and fixed impact sprinklers.

Both high and low reliability water shares available by secondary negotiation and includes 100.3ML of high allocation and 45.6ML of low allocation.

For further information including inspections by appointment, please contact Jason Hellyer on 0403 043 571.

Want more options, more land, more fruit?

Check out "Option 1" owned and operated by the same family. Follow this link >>

<https://raywhiteruralvictoria.com.au/properties/rural/vic/merrigum-3618/horticulture/3054962>

*Approximately.

#BlockBusterProperty #Horticulture #Fruit #Vegetables #Farm #Farming #Agribusiness #Shepparton #Kyabram #Merrigum #GoulburnValley #RegionalVictoria #RayWhite #RayWhiteRuralVictoria