

**South Boundary Road, Kyabram, VIC, 3620**



**Rural For Sale**

Saturday, 31 August 2024

South Boundary Road, Kyabram, VIC, 3620

Type: Rural

## Exceptional value, ready to go orchard or horticultural conversion - Option 1

Part of a larger generational family orchard operation, this established and well maintained apple and pear orchard is the ideal entry point for the new to industry player, or an excellent bolt on acquisition for current operators.

Proudly farmed and operated by the same family for several generations, it's now time to sell and a deal on this orchard (plus others), will be done!

Located only minutes from the vibrant Goulburn Valley township of Kyabram and 30\* minutes from the large regional hub of Shepparton, the 24.69\* hectare / 61\* acre orchard totals 7,775 established apple and pear trees. Mostly apples, popular varieties include Pink Lady, Red Delicious and Granny Smiths. A full range of fruit varieties including historic yields can be provided post inspection.

Orchard improvements include formed gravel roads, lock up machinery shed, substantial undercover loading bay, water fill station and excellent irrigation infrastructure comprising 37kw pump with automatic Amiad filter to 4 shift micro jet irrigation system.

Both high and low reliability water shares available by secondary negotiation and includes 164ML\* of high allocation and 76ML\* 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 2" 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