

Thurla, 995 Millewa Road, Koorlong, Vic 3501

Horticulture For Sale

Saturday, 13 April 2024



Thurla, 995 Millewa Road, Koorlong, Vic 3501

Area: 2940 m2

Type: Horticulture



Duncan McCulloch
0416047484



Rawdon Briggs

Contact Agent

Colliers is pleased to present for sale 'Thurla', a large-scale and highly productive horticultural operation located near Mildura, within the renowned Sunraysia region of Victoria. Key features of the opportunity include:- A 2,940* hectare landholding developed to 583* hectares of almonds, 100* hectares of wine grape plantings, 218* hectares of centre pivot irrigation, and includes 1,636* hectares of cropping and grazing land.- Excellent varietal spread of almonds including Nonpareil, Monterey, Carmel, Price, Wood Colony and Shasta.- Significant water entitlements including 294* megalitres of High Security VIC Murray Zone 7, and licenced rights to 7,955* megalitres of reclaimed wastewater from Lower Murray Water. - Benefitted by high-quality water delivery infrastructure, with a state-of-the-art fully automated irrigation, fertigation and dripline system. - Excellent climatic conditions, ideal topography and soil types, suitable for a wide range of permanent plantings and row crops. - First-class structural improvements including multiple machinery sheds, work sheds, pump sheds, office and staff amenity. - The almond orchard is approaching peak yields with future growth opportunities including the ability to expand the existing almond orchard or develop other horticultural or cropping pursuits. - Strategically located only 16 lineal* kilometres from Mildura, the region's largest centre with airport and extensive almond processing facilities nearby. Thurla forms part of the Avomond Portfolio that is being offered for sale, in one line and or as separate assets, by International Expression of Interest closing Thursday 6 June 2024 at 4pm (AEST). For further information, please contact Duncan McCulloch, Rawdon Briggs or Jesse Manuel.