

427 Phillips Road, Myall, VIC, 3579



Rural For Sale

Saturday, 16 November 2024

427 Phillips Road, Myall, VIC, 3579

Type: Rural

Irrigated Cropping with Renewable Energy Potential

LAWD is pleased to present for sale the Murrabit Cropping Portfolio, a large-scale irrigated cropping opportunity, with renewable energy potential, located in Northern Victoria, 12* kilometres northeast from Kerang.

KEY INVESTMENT HIGHLIGHTS:

- ☒ Comprising 2,583* hectares in total across two non-contiguous landholdings within a 6* kilometre radius.
- ☒ Adjoined by the Victoria-New South Wales Interconnector West (VNI West) preferred transmission line corridor. The proposed high capacity 500kV transmission line enables grid access for renewable energy developments (wind, solar, green hydrogen).
- ☒ Located within a Tier 1 Renewable Energy Zone study area as identified by the 2024 Victorian Transmission Plan Guidelines.
- ☒ Extensively developed irrigation systems including lateral spray (771* hectares), laser levelled flood (1,086* hectares) and centre pivot (80* hectares).
- ☒ Currently utilised for the production of high yielding winter crops including wheat, canola, faba beans and vetch.
- ☒ Significant capital expenditure has been allocated to land class development, soil amelioration and upgrading laneways, greatly enhancing productivity.
- ☒ Excellent structural improvements include three dwellings, machinery shedding and grain storage.
- ☒ Benefitted by secure access to irrigation water via the Goulburn-Murray Irrigation district and fertile soil types, highly conducive to growing cereals, oilseeds and vegetables.
- ☒ Strategically located in the Gannawarra district of Northern Victoria in proximity to Kerang (12* kilometres), Swan Hill (52* kilometres), Echuca (85* kilometres) and Melbourne (255* kilometres)

Information Memorandum available upon request.

Inspection by appointment.

FOR SALE BY EXPRESSION OF INTEREST CLOSING AT 12PM (AEDT) WEDNESDAY 13 NOVEMBER 2024.

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