

**44 White Road, Kyabram, VIC, 3620**



**Rural For Sale**

Saturday, 16 November 2024

44 White Road, Kyabram, VIC, 3620

Type: Rural

## Eastern Aggregation KAF Portfolio

LAWD in conjunction with Kevin Hicks Real Estate are pleased to present for sale the KAF Portfolio (Eastern Aggregation), a large scale irrigated and dryland cropping portfolio located in the highly regarded Rochester/Kyabram District of Central Victoria.

### KEY INVESTMENT HIGHLIGHTS INCLUDE:

- ☑ Comprising a total land area of 431\* hectares suited to a range of agricultural enterprises in particular the production of tomatoes, wheat, corn, canola and faba beans
- ☑ An amalgamation of three properties known as Butlers, Morgans and Smiths
- ☑ Extensively developed irrigation systems including high flow flood (324\* hectares) with further opportunity for land class development
- ☑ Secure access to 1A Greater Goulburn irrigation water
- ☑ Recent capital expenditure has modernised irrigation systems and improved soil fertility through soil amelioration programs
- ☑ Highly fertile soil types suited to a range of agricultural pursuits including horticulture, intensive cropping, dairying and grazing
- ☑ Located in the highly regarded Campaspe region of Central Victoria in proximity to Girgarre (4\* kilometres), Kyabram (7\* kilometres), Stanhope (8\* kilometres) and Melbourne (160\* kilometres)
- ☑ For sale in one line or any combination of the individual aggregations (Northern, Eastern, Southern and Central)

FOR SALE BY EXPRESSION OF INTEREST CLOSING AT 12PM (AEDT) THURSDAY 12 DECEMBER 2024

\*approximately

For further information, please contact:

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