

# Lot 1/2896 Murray Valley Highway, Yielima, VIC, 3638

## Rural For Sale

Thursday, 28 November 2024

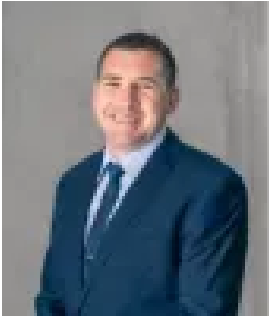
Lot 1/2896 Murray Valley Highway, Yielima, VIC, 3638

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: Rural**



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## Northern Victoria Dairy Farm - 366 acres - includes 90megs of deep lead water

This expansive dairy farm presents an exceptional opportunity to invest in a highly productive agricultural business venture, offering both established infrastructure and an ideal location for future growth. The property is set on approximately 366 acres across two titles, with premium 90 megs of deep lead water rights, making it a standout opportunity for those seeking a reliable and lucrative agricultural operation.

### Property Details:

Lot 1 - Approx. 366 Acres in 2 Titles

Water Rights: 90 megs of deep lead water (fully licensed for irrigation)

Main Home:

Bedrooms: 4 spacious bedrooms

Living Areas: 2 separate living areas, providing ample space for family or staff

Bathrooms: 2 well-appointed bathrooms

Renovations: Recently renovated kitchen featuring modern appliances and finishes

Heating/Cooling: Wood fire for winter warmth and 3 split system air conditioners for year-round comfort

Outdoor Features: Double carport, entertaining area, and low-maintenance gardens

Water Supply: 3 rainwater tanks to ensure reliable water access

Sustainability: 5 kW solar system for energy efficiency

Dairy Facility:

Dairy Setup: 15-a-side swing-over dairy with auto cup removers for efficient milking

Storage Capacity: 9,000-litre vat currently milking 165 head (available at market value)

Feed System: 2 silos with a fully integrated feed system

Energy: Additional 5 kW solar system powering farm operations

Land and Infrastructure:

Soil Type: Primarily loam soils, well fertilized for optimal crop and pasture production

Irrigation: Approximately 250 acres are laid out for irrigation, ensuring reliable water supply to pastures

Water Supply: Diesel-driven deep lead bore with a 90 meg pumping license

Fencing: Well-fenced with a central laneway system for easy livestock management

Sheds & Storage: Large 4-bay machinery shed (approx. 24m x 12m) plus additional sundry sheds for storage and equipment

Cattle Yards: Complete cattle handling facilities including a crush, loading ramp, and stock troughs throughout the property

Additional Features:

Delivery Share: 3.02 (3x GMW outlet), providing access to water for irrigation and dairy operations

Recycle Dam: Equipped with a diesel pump for water recycling

This dairy farm is a true gem, offering both immediate production and long-term potential. With its established dairy facilities, robust infrastructure, and ample water rights, it presents a rare opportunity for the astute investor or farmer looking to expand or establish a high-performing agricultural business. Whether you're looking to continue the current dairy operation or explore other agricultural ventures, this property offers the flexibility and capacity to support your future success.

Also there are more lots available to be added to this sale if you wish!!

Call Simon Quarrell or Darren Scott for more information