



Woorinen, Gammon & Chillingollah Roads

40.6Ha Stonefruit Portfolio - For Sale by Expression of Interest

- as a whole or in 3 separate farms

Located just 13 km from the regional centre of Swan Hill and centrally between the MIA, Sunraysia, Goulburn Valley and the Riverland horticulture regions, this mid-sized portfolio is ideal for the horticulture operator seeking a core acquisition to build a substantial scale portfolio around, or the family farmer seeking to only purchase a single property from the three farm portfolio.

Across the portfolio there are three homes, two packing sheds, 3 Machinery sheds, four coolrooms, 2 solar arrays and further hard assets.

The homes include two impressive manager's residences and a recently renovated three bedroom home to suit valued staff.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



LAND 40.59 ha

For Sale

Expression of Interest - with water to suit

Contact

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LJ Hooker Swan Hill
(03) 5033 1331

The nectarine and peach plantings are on three independent double drip automated systems with tile drainage. There is great variety diversification and age range within the plantings on these fertile grey loam to red Woorinen soils, with a rolling re-planting program.

There is ample high security and low security water available with the property, which operates off the pressurised Woorinen Irrigation System operated by Goulburn Murray Water.

This land has been in family hands for a hundred years and receives in the order of 349mm of annual rainfall in a Mediterranean-style climate.

All homes are connected to filtered water, and there are school bus services via the bitumen road network to Swan Hill, only 15 minutes away.

A great opportunity to diversify your geographic risk factors if you are currently based in other food bowls and seeking sustainable growth.

More About this Property

Property ID	J5QFCF
Property Type	Horticulture
Land Area	40.59 ha

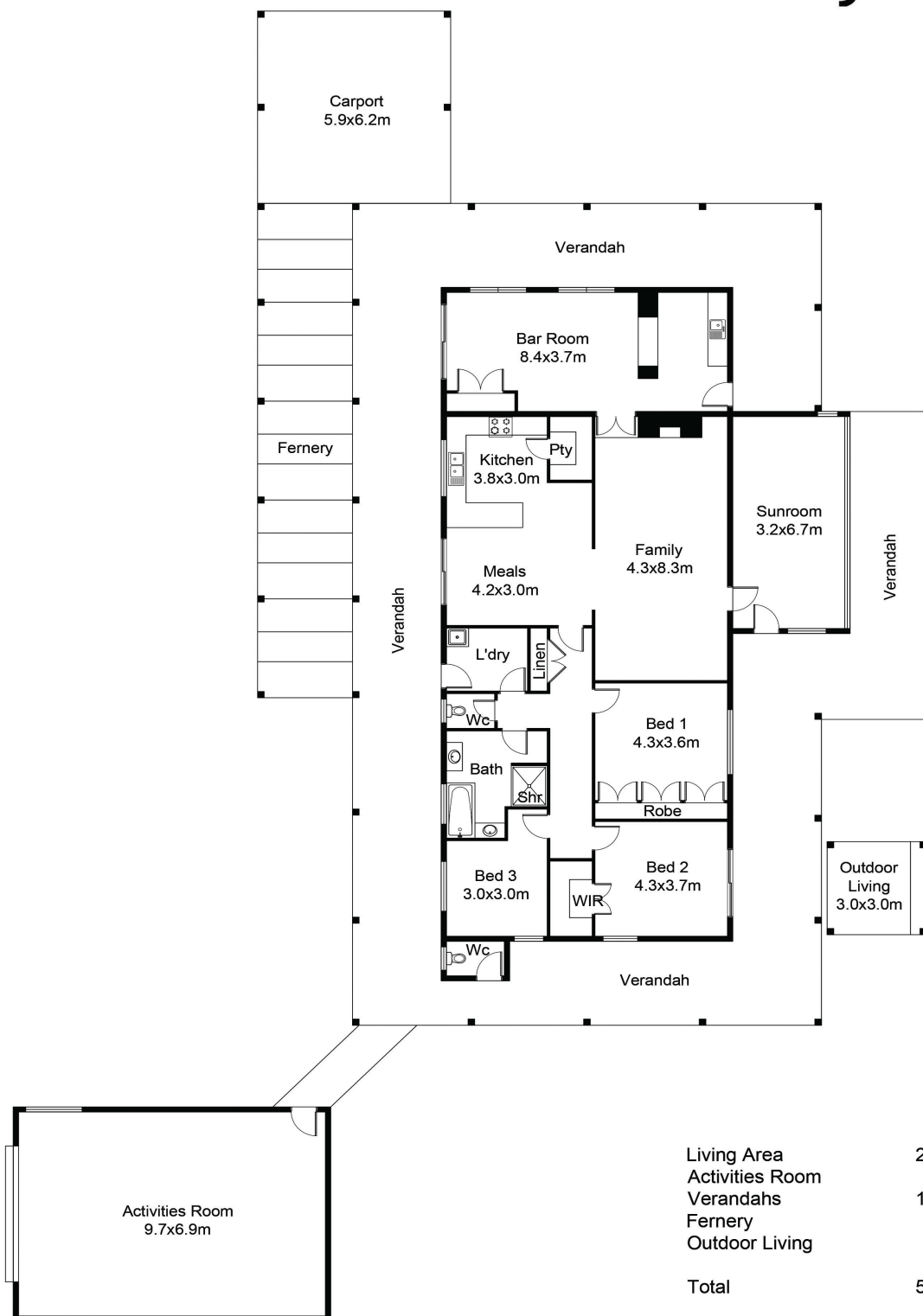
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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

27 Gammon Road, Woorinen