



MELRO

Commercial Farming

MELRO, 631 Three Waterholes Road, Milltown, Vic 3304

Floor Area:

4,760,000 m²

Land Area:

476.00ha (1,176.22 acres) (approx)

For Sale

FOR SALE BY EXPRESSION OF INTEREST

Expression of Interest



Property Description

- **476* hectare rain-fed dairy**
- **Currently milking a peak of 850 cows**
- **Producing over 5,500,000*L annually**

CBRE Agribusiness is pleased to present for sale the Melro, a large-scale and highly productive dairy portfolio located in the Western District of Victoria.

Key features of the portfolio include:

- A 476* hectare rain-fed dairy operation, of which 338* hectares forms the milking platform, 102* hectares utilised for fodder production and grazing dry stock, with the balance comprising support areas (laneways, buildings and improvements) and remnant vegetation.
- Currently milking a peak of 850 cows and producing over 5,500,000* litres annually.
- Favourable soil types, improved pastures (ryegrass and clover) and average annual rainfall of 654* millimetres per annum.
- Sound operational infrastructure, including reticulated stock water to each paddock, laneway system and well-developed fencing infrastructure.
- Structural improvements comprise a 50-unit rotary dairy, 600 head feed pad, two dwellings, workshop, hay/storage shed, and calf shed.
- Quality 3-bedroom home in proximity to services inclusive of primary and secondary schools (Heywood 10* Kilometres).

FOR SALE BY EXPRESSION OF INTEREST CLOSING FRIDAY 13TH NOVEMBER 2020
AT 4.00PM (AEDT)

Additional Details

Tenure Type

Vacant Possession

MELRO, 631 Three Waterholes Road, Milltown, Vic 3304



Jarrold Ryan
03 8621 3333

Peter Ryan
03 8621 3333

Danny Thomas
+61 439 349 977

CBRE - Melbourne

Level 34, 8 Exhibition Street, Melbourne Vic 3000