



Institutional Scale Cropping in the Western District

Commercial Farming

Woorndoo, address available on request

Floor Area: 0 m²

Land Area: 3,355.00ha (8,290.39 acres) (approx)

Sold

Contact Agent

Sold: Tue 30-Nov-21

Property Description

- **Highly fertile soil types**
- **Annual rainfall of 582mm**
- **17km south of Lake Bolac**

Land Agribusiness Water and Development (LAWD) and Elders Real Estate are pleased to present for sale the Woorndoo Aggregation, an institutional grade dryland cropping opportunity in Victoria's renowned Western District region.

Comprising approximately 3,355 hectares, the Aggregation is located 1* kilometre east of Woorndoo in an area highly regarded for a variety of agricultural pursuits.

Key investment highlights include:

- 3,353* hectares in total, across three contiguous hubs including Northern Hub (1,092* hectares), Central Hub (842* hectares) and Southern Hub (1,420* hectares), all located within a 6* kilometre radius.
- An exceptional quality dryland cropping opportunity, suited to a range of intensive and broad hectare agricultural pursuits, including high yielding crops (winter cereals, oilseeds and pulse crops).
- Extensive land class development has occurred from the amalgamation of numerous mixed farming enterprises to state-of-the-art raised bed development,...



Danny Thomas

0439349977

LAWD - Sydney

PO Box 115, Yass NSW 2582