



## Barbers Road, THALIA, VIC 3527

### Ideal Cropping Land

To be offered in 2 separate parcels

Lot 1: "The High Gums" â## 515 acres approx., currently sown to lentils.

Lot 2: "Nicholl's" â## 312 acres approx., currently sown to barley.

- Situated fronting Barbers Road, 18 km West of Wycheproof & 15 km SE of Birchip offering grain receival sites at both townships.
- Renowned Thalia district land with a fertile mix of red & grey soil types.
- Presenting in excellent condition having been managed with modern farming practices and crop rotations.
- Ideally suited to growing all types of cereal, pulses & canolas.
- Both lots well fenced with Wimmera Mallee pipeline connected, tanks & troughs included.
- Settlement February 2026, growing crops not included.

**TYPE:** For Sale

**INTERNET ID:** 300P185828

**SALE DETAILS**

**For Sale by Tender**

**CONTACT DETAILS**

**Elders Real Estate  
Wycheproof**

177 Broadway  
Wycheproof, VIC  
03 5036 0100

**Jim Coffey**  
0419 830 682

The offering of "The High Gums" & "Nicholl's" presents an ideal opportunity to add to existing holdings.

Note: all land sizes indicated approx..

Inspection by appointment with the agent.

Tenders close 12 noon Friday 17th October 2025.

