



'Baileys' – 2690 Graham Road, Koyuga

242.75 ha | 600 acres



Graham Road, KOYUGA, VIC 3622

For Sale – Offered Individually or as a Whole

485.56 hectares, 1,199.82 acres

'Baileys' â## 242.75 hectares (approx. 600 acres)

Offers a versatile mixed farming property with excellent soils, water supply, and potential for both cropping and grazing.

Land Use: Well suited to cereals, fodder crops, perennial pastures, and mixed farming enterprises.

Soils: Fertile Koyuga Clay Loam and Koga Clay Loam â## highly productive and adaptable.

Infrastructure: Irrigation layouts in place, supporting productive fodder and pasture growth.

Paddocks: Two main paddocks for ease of management.

TYPE: For Sale

INTERNET ID: 300P185971

SALE DETAILS

[Contact Agent](#)

CONTACT DETAILS

Elders Real Estate Echuca
29-35 Cornelia Creek Road,
Echuca
Melbourne, VIC
03 5481 1000

Oliver Boyd
0407 095 143

Location: Corner of Graham & Thornton Roads.

With stock and domestic water available and proven productive soils, 'Baileys' represents a prime opportunity in a tightly held region.

'Waverley' ### 242.81 hectares (approx. 600 acres)

Offers large-scale dryland grazing with natural shelter and strong soil profiles.

Land Use: Primarily grazing, with potential for improved perennial pastures and native grasses.

Soils: Productive mix of Koyuga Clay Loam, Koga Clay Loam and Yuga Clay.

Water: Stock troughs plus a reliable stock dam.

Shelter: Remnant native timber belts provide excellent livestock protection.

Paddocks: One main paddock with scope for future development.

Location: Corner of Graham & Tehan Roads.

Affordable and productive, 'Waverley' is ideal for expansion or as a standalone grazing enterprise.

Regional Location:

Both properties are located in the heart of the Goulburn Valley, one of Victoria's premier agricultural districts:

20 km south-east of Echuca

19 km west of Kyabram

14 km east of Rochester

5 km east of Nanneella

This region is renowned for its fertile soils, secure water, and reliable rainfall, supporting a wide range of agricultural pursuits from cropping and fodder production to intensive livestock and dairy support. Excellent access to grain receival centres, livestock markets, and rural service providers further enhances its appeal.

Summary

Total: 485.56 hectares (approx. 1,200 acres) - offered as a whole or in two separate holdings.

Strong mixed farming and grazing potential.

Excellent location in a proven agricultural region.

'Baileys' and 'Waverley' present an outstanding opportunity to secure scale, productivity, and versatility in northern Victoria.

For further details or to arrange an inspection, call Oliver Boyd- 0407 095 143

- Land Area 485.56 hectares





