



1350 Ryan Road, Lancaster-
Licensed Feedlot & Dairy Farm

129.55ha | 320 acres



1350 Ryan Road, KYABRAM, VIC 3620

Premier Mixed Farming Aggregation with Licensed Feedlot, Extensive Dairy & Cropping Infrastructure - Total Area 379 hectares (937 acres)

379.00 hectares, 936.51 acres

1350 Ryan Road, Lancaster VIC 3620 â## Licensed Feedlot & Dairy Farm

An outstanding mixed farming aggregation supported by planning approval for a new feedlot development (2025), designed to accommodate 2,397 Standard Cattle Units (SCU). The development includes a new hay shed and commodity shed to complement the existing 16 pens and 5 holding pens. Purpose-built for scale, efficiency, and versatility, this facility positions the property as a premier livestock enterprise.

The aggregation is currently operating as a custom feeding enterprise, turning off 10,000â##12,000 Standard Cattle Units (SCU) annually. With approximately 8,000 tonnes of silage on hand including corn, sorghum, ryegrass, and cereals, available for negotiation the operation is exceptionally well supported. The existing stock provider has also committed to ongoing supply, offering the purchaser a secure, ready-made turnkey business opportunity.

Production is underpinned by a strong fertiliser history including MAP and DAP

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P186322

SALE DETAILS

\$9,950,000

CONTACT DETAILS

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

Oliver Boyd
0407 095 143

(100-200 kg/ha), urea, lime, and manure. A comprehensive farm plan is available for all blocks on request.

Dairy infrastructure includes a 50-stand rotary (circa 2016), with a 15,000-litre Barry Brown vat, cup removers, splitters, stall gates, drafting system, office, security system, underpass, flood wash, and a 10-inch PTO recycle pump. The dairy has previously supported 600 cows.

Complementing operations are 16 holding paddocks (all with troughs and feeders), quality laneways, cattle yards, and a large feed pad. Approximately 270 acres are laser-levelled and sown to cereals and vetch, supported by a recycle dam.

Additional improvements include a four-bedroom home, two large machinery/hay sheds, a 2.7 delivery share, and a GMW winter water use licence previously utilised for added water security.

Home Block 1610 Tatura Undera Road, Undera

Land area: 94.75 hectares (237 acres) with dual road frontages, including bitumen access. Conveniently located 28km from Shepparton, 20km from Tatura and Kyabram, and 50km from Echuca. School bus services stop at the front gate for primary students, with secondary pick-up within 1km.

The refreshed four-bedroom brick veneer home includes two living areas, three bathrooms, a double garage, covered outdoor entertaining area, and an inground pool.

Approximately 75 acres have been newly laser-levelled with irrigation recycling to a central sump. A new Collins pump with a 4-cylinder Isuzu motor services the sump, ensuring efficient water use. The property adjoins the Goulburn Murray Water backbone channel and includes one service point with 1.44 delivery shares, two domestic service lines, and 2ML of high-reliability water.

Dairy infrastructure includes a disused dairy, all-weather laneways and troughs to most paddocks. Shedding comprises two hay sheds (10x5m and 20x12m), a 6-bay machinery shed (6x30m), and steel cattle yards.

With quality soil types and versatile improvements, the property is well-suited to dairy, beef, cropping, horticulture, equine, or lifestyle pursuits.

630 Sellwood Road, Undera VIC 3629

Located opposite the feedlot is a 4-cylinder diesel pump on a 10ML recycle sump, with Padman stops positioned throughout. The holding benefits from three road frontages, including Sellwood, Davies, and Ryan Roads.

This versatile cropping block is fully laser-levelled, sown to cereals and vetch, and drains to a 30ML dam equipped with a pump and diesel motor. With backbone channel access, efficient irrigation systems, and a 1.83 delivery share, it is well set up for reliable production.

1535 Byrneside Gillieston Road, Undera VIC 3629

Featuring a near-new T-L lateral irrigator (8½ span) with GPS guidance and hydraulic drive, just 20 months old and with only 1,500 hours of use. The system services 89.06 hectares (220 acres), with 50 hectares currently under irrigation, supported by a 20ML recycle dam and 1.12 delivery share. The balance is sown to productive cereals.

Improvements include an older home with exciting potential for redevelopment (STCA), offering scope to further enhance the property.

Aggregation Overview:

Across the aggregation, oats and vetch were planted in 2025 as part of a rotation that also includes cereals, corn, and canola. The portfolio is offered as a whole or in four individual parcels, providing flexibility for buyers.

Double cropping has been key to the aggregation's success as a reliable fodder producer, with summer crops of sorghum, corn, and clover grown each year.

Feeders are available by separate negotiation, along with silage reserves.

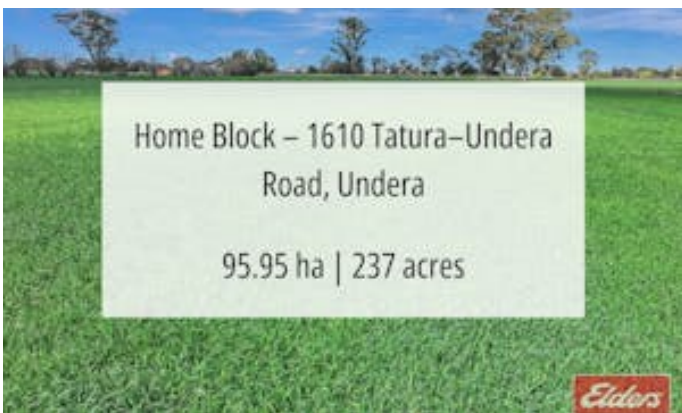
Inspection by appointment:

Elders Rural Real Estate Echuca

Contact : Oliver Boyd

0407 095 143 | oliver.boyd@elders.com.au

- Land Area 379 hectares



Home Block – 1610 Tatura–Undera
Road, Undera

95.95 ha | 237 acres



1535 Byrneside–Gillieston Road,
Undera

89.06ha | 220 acres

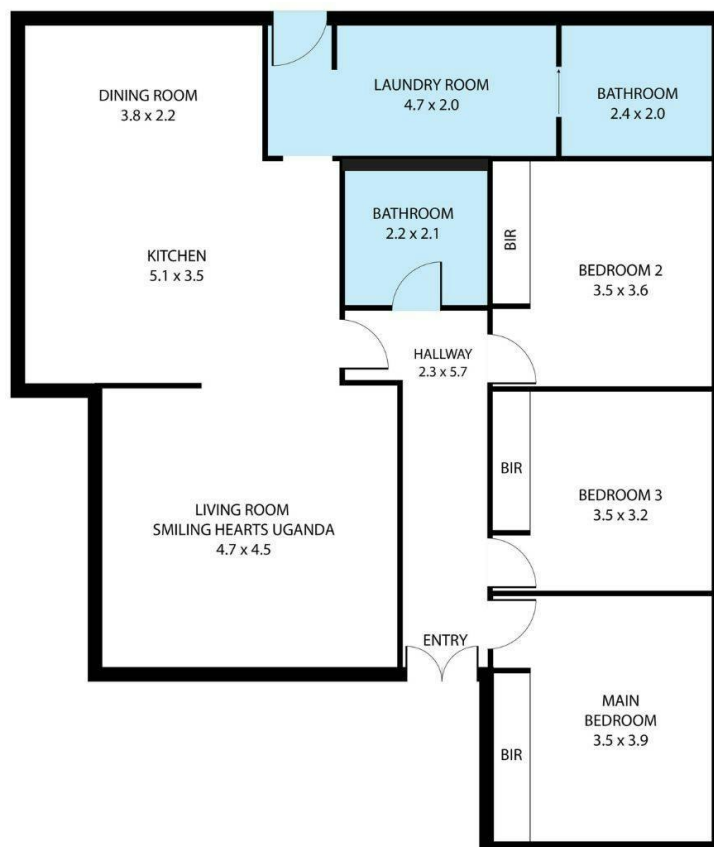




630 Sellwood Road, Undera
64.77 ha | 160 acres

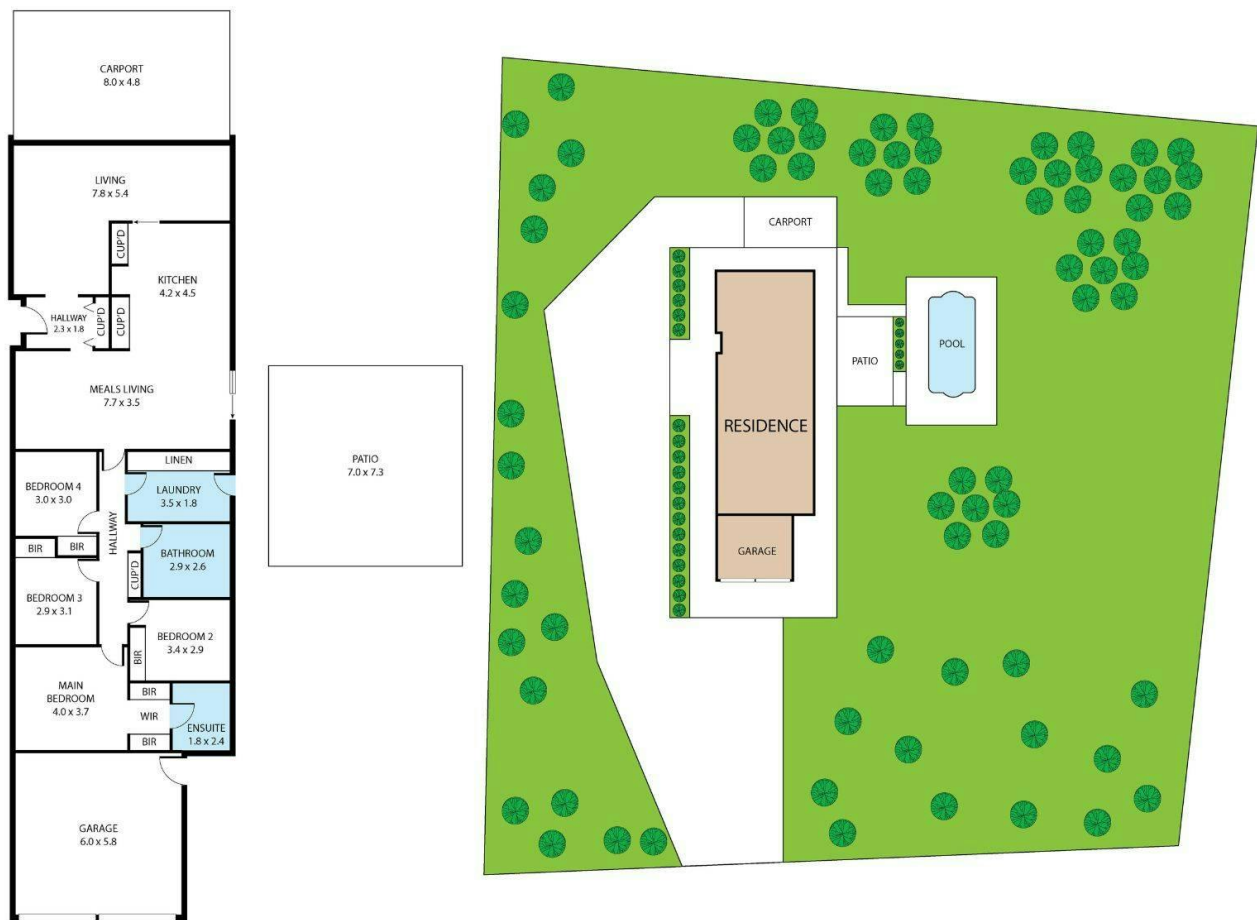






1350 Ryan Road, Lancaster 3620
TOTAL APPROX. FLOOR AREA 113 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



1610 Tatura-, Undera 3629
TOTAL APPROX. FLOOR AREA 283 SQ.M

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