



## 2855 Wangaratta-Yarrawonga Road, PEECHELBA, VIC 3678

'LAVIS' - Premier Cereal Cropping & Farming Opportunity

**192.63 hectares, 475.99 acres**

'LAVIS' - Premier Farming Opportunity, held by the Lavis family for 77 years

Rarely does a property of this calibre and history become available. This highly productive farming block has been tightly held by the Lavis family for almost eight decades and is now offered to the market, presenting a unique opportunity to secure some of the region's best agricultural land.

### Property Features:

- **Quality Soils:** Rich red loam soils, gently undulating, close to 100% arable
- **Proven Production:** Recent history of rotational cereal cropping with regular fertiliser applications
- **Infrastructure:** 23 X 10 mtr machinery shed, 14 X 13 mtr hay shed, bore with working windmill, 2 X 45,000 litre poly rainwater tanks, 2 X 50 c/m silos

**TYPE:** Auction

**INTERNET ID:** 300P187180

### AUCTION DETAILS

2:00pm, Friday October 17th, 2025

### CONTACT DETAILS

#### ELDERS WANGARATTA

24 Rowan Street  
Wangaratta, VIC  
03 5721 2036

**Dave Colvin**  
0407 500 239

- Water Security: 6 dams, bore, 90,000 ltrs rainwater, plus easement access available (at purchaser's cost) to the Ovens River for irrigation
- Practical Layout: Fenced into 5 paddocks with laneway access
- Accessibility: Sealed main road frontage, power through the property
- Location: Ideally situated halfway between Wangaratta and Yarrawonga, within a renowned farming district
- Rainfall: Approx. 550mm average annual rainfall

This is a first-class, well-balanced farming block that combines excellent soils and good shedding in a reliable location. Perfect for broadacre cropping or grazing, it represents a rare chance to purchase a blue-chip parcel of land in Northeast Victoria.

- Land Area 192.630366 hectares





