



## 490 Neal Road, UNDERA, VIC 3629

Established Irrigated Dairy Holding 298ha in Undera's Proven Production District

**298.00 hectares, 736.36 acres**

Elders Rural Real Estate Echuca is pleased to present 490 Neal Road, Undera, a substantial irrigated dairy holding comprising approximately 298 hectares (736 acres) in the highly regarded Goulburn Valley region of Victoria.

Owned and operated by The Holstein Milk Company Australia Pty Ltd, the property has formed part of a professionally managed dairy enterprise and presents as a well developed and established production platform within one of Australia's most tightly held dairy districts. The property benefits from average annual rainfall of approximately 450mm per annum and demonstrates an excellent fertiliser history, supporting long term pasture productivity and soil performance.

The landholding comprises 105 hectares of laser levelled flood irrigation with automated, 160 hectares of laser levelled flood irrigation with a mix of outlets, 25 hectares of support land and 8 hectares of timbered vegetation. The property holds a Delivery Share of 5.43ML per day. The soil profile is typical of the Undera district and well suited to irrigated pasture and supplementary feed production.

**TYPE:** For Sale

**INTERNET ID:** 300P190068

**SALE DETAILS**

**\$4,700,000- \$5,170,000**

**CONTACT DETAILS**

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

**Oliver Boyd**  
0407 095 143

At the centre of the operation is a practical 30 aside swing over dairy comprising approximately 365sqm, constructed with concrete flooring and steel framework and serviced by three phase power. The dairy is supported by a 12,000 litre milk vat, grain storage infrastructure across multiple silos, flood wash systems, steel cattle yards with an approximate 300 head capacity and a dedicated vet race with undercover work area. A three pond effluent system supports efficient and compliant farm management.

Complementing the dairy is a substantial feed shed area of approximately 2,200sqm providing approximately 450 head stall capacity, enabling controlled feeding and herd management. Additional improvements include a four bedroom brick dwelling with attached double carport, calf rearing facilities, machinery shedding, hay storage and various operational improvements that support day to day dairy production.

Ideally positioned between Shepparton and Echuca, the property offers convenient access to milk processors, livestock services, grain suppliers and major regional centres, providing both operational practicality and long term agricultural security. 490 Neal Road represents an outstanding opportunity to secure a professionally developed dairy asset in a proven production district, suitable for continued dairy use or expansion of an existing enterprise.

Inspections by appointment- Oliver Boyd Elders Rural Real Estate Echuca

Contact: 0407 095 143

- Land Area 298 hectares
- Bedrooms: 4
- Bathrooms: 1



**HOMESTEAD**

<b>Bedrooms</b>	4
<b>Bathrooms</b>	1















