



## Western Highway , RIVERSIDE, VIC 3401

Rare Opportunity For the Future or for the Now

**250.91 hectares, 619.99 acres**

Four outstanding parcels of land are available via Expressions of Interest, closing Friday 27th March at 12:00pm.

Location for submissions: Elders Horsham # 87 Stawell Road, Horsham

This is a once in a generation chance to secure premium land with exceptional current productivity and undeniable long term development appeal (STCA). Whether you're expanding your farming enterprise or positioning for future growth, these parcels demand attention.

Lot 6/LP50881 and 7/LP50881 # Prime Western Highway frontage approx 80 Acres being offered

Just minutes from Horsham, this high quality block offers:

- Approx 80 acres combined

**TYPE:** For Sale

**INTERNET ID:** 300P192225

**SALE DETAILS**

**Expressions of Interest**

**CONTACT DETAILS**

**Horsham**  
87 Stawell Road  
Horsham, VIC  
03 5382 8800

**Mat Taylor**  
0437 018 787

- Direct Western Highway frontage
- Located less than 3km from Elders Rural Services Horsham
- Premium self mulching soils
- Full cropping history available upon request
- Leased until 31st January 2027, providing immediate income security

With excellent exposure and valuable improvements in soil quality, these parcels are ideal for farming continuity or future development potential (STCA).

#### Lot 1/TP383373 â## Over 90 Acres with Unmatched Exposure

A substantial holding featuring:

- Approx 90 acres of versatile land with pipeline watered and powerlines running through
- More than 1 kilometre of Western Highway frontage
- Positioned directly opposite the Horsham Regional Livestock Exchange

Opportunities of this scale and location are exceptionally rare. This parcel offers a powerful combination of present day productivity and long term strategic positioning.

#### Lot 8/LP50881 â## Near 400 Acres of Premium Cropping Country

A broadacre farming gem offering:

- Approximately 400 acres with Creek frontage and powerlines through out
- Dual access from Riverside East Road and the Western Highway
- Highly productive cropping land
- Predominantly cleared land

This is a true all rounder scale, access, natural features, and fertile soils all in one impressive package.

#### Lot 3/LP50881 â## A Highly Efficient 50 Acre Cropping Block

Rounding out the offering is a superb smaller parcel:

- Around 50 acres
- Located at the end of Osborne Road
- Exceptionally efficient with no wastage
- Ideal standalone paddock or strategic add on to an existing operation

Perfect for those wanting quality land without compromise.

**Enquire Today**

Opportunities like these rarely come to market together. Whether you're investing for today or planning for tomorrow, these four properties represent quality, scale, and exceptional potential.

For full details or to submit your Expression of Interest, contact Elders Horsham.

Cropping history for 2025 â## Clearfield Canola, Gypsum, MAP, Urea and

Cropping History for 2026 to be Wheat with Map and Urea if needed / Sakura pre emergent and post emergent herbicides where needed

- Land Area 250.905098 hectares



