



'Yarranvale Aggregation' Miller Road, BARHAM, NSW 2732

Premium Riverina Aggregation Offering Institutional Scale, Secure Water, and Identified Development Upside - 5,574 hectares / 13,773 acres*

Elders Real Estate proudly presents the 'Yarranvale Aggregation' for sale by Expression of Interest. A substantial and highly versatile irrigation and dryland cropping enterprise located in the renowned Barham district of New South Wales. Held and carefully managed for over a century, this significant landholding offers scale, secure water, and exceptional long-term capital growth potential.

Comprising seven contiguous parcels ('The Plains', 'Baramain', 'Steilston', 'Lolicatos', 'Storms', 'Yarranvale' and 'Glenhuntly') which have been progressively and strategically acquired, developed, and managed by the May family over four generations.

INVESTMENT HIGHLIGHTS:

- Scale and tenure: 5,574 ha across seven contiguous parcels, held by a single family for over a century
- Water security: 7,531 ML permanent entitlements, 8.5km Wakool River frontage and

TYPE: For Sale

INTERNET ID: 300P192283

SALE DETAILS

EXPRESSION OF INTEREST

CONTACT DETAILS

Elders Deniliquin

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Matt Horne

0409 355 733

Southern Branch Canal access

- Modern irrigation: 4 x T-L lateral move irrigators (2019/2022) across ~805 ha, plus 645 ha laser-levelled border check, 1,356 ha laser-levelled contour, and ~600 ML of on-farm re-use storage
- Demonstrated production: cereal yields consistently achieved at 7.8 t/ha under sprinklers
- Major grain handling: >15,000 t of on-farm grain storage, anchored by a fit-for-purpose 15,000 t bunker site
- Identified upside: ~1,344 ha of additional pressurised irrigation potential (144 ha centre pivot + ~1,200 ha lateral), with preliminary site plans available
- Capacity headroom: production deliberately moderated in recent seasons to reflect the vendors' transition timeline
- Turn-key continuity: plant and equipment available on a walk-in/walk-out basis, with established operating systems and an experienced on-site team

Sustained capital reinvestment has produced a fully developed operating platform - well-designed field layouts, established irrigation infrastructure, all-weather internal access, and supporting improvements that drive operational efficiency, water-use efficiency and overall productivity. Long-term soil amelioration (~2,000 t of gypsum applied per annum) and direct connection to road-train accessible grain receival sites at Moulamein, Burraboi, Barham and Deniliquin further underpin consistent production and competitive supply chain access.

Together with a water portfolio of a scale and reliability not commonly available in the current market, the aggregation offers a fully developed platform with material identified upside.

Available as a whole or in selected combinations, on a 'bare' or 'walk-in/walk-out basis.

AGENTS COMMENTS:

Ideally located in the highly regarded Wakool irrigation district near Barham, the 'Yarranvale Aggregation' represents a rare opportunity to acquire a large-scale, well-developed and highly productive mixed farming and irrigation enterprise. With a substantial and secure water portfolio, extensive river frontage, established irrigation infrastructure and proven production history, the aggregation offers scale, reliability and future development potential.

Yarranvale Aggregation provides a compelling value proposition, demonstrated yields of 7-8t/ha under sprinklers, at an entry point that remains attractive relative to other developed irrigated cropping regions across Australia. Supported by quality improvements, efficient layout and strong operational history, the aggregation is a turnkey agricultural asset suited to both institutional and family farming operations.

Expressions of Interest: Closing Tuesday 14th July 2026, 12:00pm (AEDT).

For further information or to arrange a property inspection, please contact Elders selling Agents below.

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*Denotes: Approximate







