



## Western Highway , RIVERSIDE, VIC 3401

Prime Western Highway Frontage - 86 Acres (approx) on Two Titles

**34.80 hectares, 86.00 acres**

An outstanding opportunity to secure productive agricultural land in a tightly held location just minutes from Horsham. Offered as two adjoining titles - Lot 6/LP50881 and Lot 7/LP50881 this combined holding of approximately 86 acres presents an ideal addition to any farming enterprise or a strategic long-term investment.

Boasting direct frontage to the Western Highway, the property offers excellent access and exposure, positioned less than 3 kilometers from Elders Rural Services Horsham.

Key features include:

- Approx. 86 acres across two titles
- Direct Western Highway frontage
- Premium self-mulching soils renowned for productivity
- Proven cropping history (available upon request)
- Currently leased until 31st January, 2027, providing secure income

With its high-quality soil profile and strategic location, this property is perfectly suited to ongoing agricultural use while also offering potential for future development (STCA)

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

**TYPE:** For Sale

**INTERNET ID:** 300P193417

**SALE DETAILS**

**\$1,500,000 to  
\$1,600,000**

**CONTACT DETAILS**

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

**Mat Taylor**  
0437 018 787

pre-emergent and post emergent herbicides where needed

- Land Area 34.802965 hectares