



## 501 Knight Road, BENALLA, VIC 3672

'Exford Park' - Part of the renowned 'Illalangi' Aggregation

**433.82 hectares, 1,071.98 acres**

A great opportunity to acquire a highly productive grazing enterprise in one of North East Victoria's most tightly held and dependable farming districts. Exford Park combines scale, quality soils, strong carrying capacity, and established infrastructure, making it an outstanding standalone holding or expansion asset. The property is suited to both cattle and sheep production and is fenced for either enterprise with the majority of the property being recently newly fenced. A further feature of the property is the reliable water source consisting of reticulated bore water, 10 dams and a seasonal creek. Complementing this is a gravelled laneway system providing efficient access across 15 main paddocks and two sets of sheep yards.

### Land & Scale

- 434.11 hectares (1,072 acres) across 11 titles
- Located just 14km south-east of Benalla in a proven grazing district
- Predominantly gently undulating country (average slope ~0.63%), offering excellent usability

**TYPE:** For Sale

**INTERNET ID:** 300P195529

**SALE DETAILS**

**\$8,250,000**

**CONTACT DETAILS**

**ELDERS WANGARATTA**

24 Rowan Street  
Wangaratta, VIC  
03 5721 2036

**Dave Colvin**

0407 500 239

- Approx. 423ha of productive grazing land

#### Soils & Pastures

- Quality red and brown loam soils with strong fertility profile
- Soil composition dominated by productive Sodosols and Chromosols
- Well-established clover, ryegrass and phalaris pastures
- Consistent fertiliser history supporting ongoing pasture performance
- Approximately 98% grazing pasture utilisation

#### Water & Climate

- Reliable reticulated water system servicing paddocks
- Supported by bore, dams, and seasonal creek
- Average annual rainfall approx. 798â##816mm, with moderately low variability

#### Carrying Capacity & Production

- Estimated 12.8 DSE/ha (approx. 5,500 DSE total)
- Equivalent to approx. 687 AE (adult cattle equivalents)
- Proven performer for cattle breeding and finishing operations

#### Infrastructure

- 3-stand shearing shed with yards
- Hay shed and machinery shedding
- Gravelled laneway providing efficient stock movement
- Mostly new fencing, enabling ease of management

#### Accommodation

- Comfortable 4-bedroom brick homestead
- Well positioned with established surrounds and shelter

#### Natural Features

- Scattered shelter belts and mature trees
- Balance of open grazing with minor remnant vegetation
- Functional layout supporting efficient livestock operation

#### Location

- Benalla â## 13.7km
- Mansfield â## 40km

- Positioned within a highly regarded North East Victorian grazing corridor

#### A Proven Grazing Enterprise with Scale & Reliability

With its combination of scale, soil quality, water security, and carrying capacity, Exford Park represents a compelling opportunity for producers seeking a high-performing, low-risk grazing asset in a blue-chip location.

- Land Area 433.823008 hectares
- Bedrooms: 7
- Bathrooms: 1

## HOMESTEAD

Bedrooms	7
Bathrooms	1





