

An aerial photograph of a large, green, rural property. The land is divided into several sections by yellow boundary lines. There are several small ponds or water features scattered throughout the property. In the bottom right corner, there are some buildings and a driveway. The background shows a line of trees and distant hills under a clear sky.

Elders

For Sale

499 & 531 KERRS ROAD,
MILAWA

BED BATH CAR

4

2

2



'DELORAINE' – PRIME OVENS VALLEY RIVER FLATS WITH WATER, SCALE & PRODUCTIVITY

Deloraine is being offered to the market by Expressions Of Interest closing 23/10/2026 with two options to purchase

Option 1; House and 46.06 Ha (114ac aprox) on 1 title in 2 not adjoining parcels.

Option 2; Deloraine as a whole as advertised in this description.

Set amongst the highly regarded farming country of the Ovens Valley, just minutes from Milawa, 'Deloraine' represents an outstanding opportunity to secure a proven and highly productive rural holding with substantial water resources, quality improvements and genuine scope for further development.

Held and operated as a dairy farm for generations, Deloraine comprises approximately 135 hectares (334 acres) of productive floodplain country across three contiguous freehold titles, with extensive road frontage and four local road access points.

A major feature of the property is its exceptional water security. Deloraine benefits from a 286-megalitre extraction licence, together with additional groundwater and low-security irrigation entitlements. Tea Garden Creek, a regulated anabranch of the Ovens River, passes

through the property, providing an important natural and irrigation asset.

The farm has demonstrated the capacity to milk up to 290 cows while also supporting younger weaner cattle. Recent investment has focused on lifting productivity through pasture renovation, fertiliser applications, improved pasture management and upgrades to both the dairy and irrigation infrastructure.

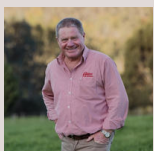
Predominantly ryegrass pastures with an abundance of clover provide a strong productive base, supported by the property's fertile river-flat soils and extensive water resources.

IMPROVEMENTS INCLUDE

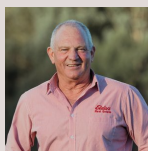
- Modern three-bedroom brick veneer residence, built in 2016 and surrounded by established gardens
- Original timber homestead providing additional accommodation
- Operational 20-a-side swing-over dairy
- Two substantial steel-framed hay sheds with capacity for approximately 500 large hay and silage bales
- Established stock yards and laneway system
- Extensive irrigation infrastructure
- Three contiguous freehold titles
- Four local road access points

LAND

134.38 HECTARES



Dave Colvin
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Michael Everard
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531 KERRS LANE, MILAWA



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE.
LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

Disclaimer: Information in this brochure is not independently verified. The vendor and agents disclaim liability, and accuracy is not guaranteed. Prospective purchasers should exercise their judgment.



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