

SE RealEstate
HD **Dairy** and poultry powerhouse
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ONE of Victoria's largest and most productive farming operations is expected to sell for more than \$20 **million**.

New Zealander Allan McCracken — who is one of a syndicate of owners — said the landmark Labertouche Farm was going on to the market, eight years after the **group** purchased it.

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The 363ha farm, in a high rainfall region of Gippsland, has been running 1050 **dairy** cows and raising 280,000 broiler chickens every two months. The area has an average annual rainfall around 1000-1100 mm.

Allan said the two enterprises complemented each other well. "We bought it because it is an iconic property and situated in an excellent location in a very high rainfall area, under the Baw Baw ranges," he said.

The litter from the chickens has been used as fertiliser for the property's pastures.

Allan said the other major synergy was that the **dairy** farm provided a great "biosecurity land bank" or buffer to any neighbouring properties, thereby reducing the risk of diseases coming on to the farm.

Allan said the **group** decided to sell because various members were considering other opportunities.

And, there was now a great degree of interest in agriculture in Australia, he said.

"The industry is growing and there is more and more interest, so it is a good time to put it on the market and see who is interested." Allan said there had already been strong interest shown n Labertouche from both Australian and international people.

"The free trade agreement with **China** is very exciting and bodes well for the next decade of farming in Australia," he said.

"The Australian dollar has been high, making it hard for exporters, but it has now come back; so these two things combined are very positive." Since buying the property, Allan said continual improvements had been made. The property is to be **sold** on a walk-in-walk-out basis.

The land sits on seven titles, with five residences.

The major poultry and **dairy** infrastructure includes a 60-bale rotary cow shed and six-tunnel sheet-ventilated poultry sheds, plus a permanent water supply.

Labertouche Farm has strict biosecurity guidelines and inspection is by appointment only.

LABERTOUCHE LABERTOUCHE FARM PROPERTY **dairy**, broiler chickens and mixed farming.

SIZE 363ha **SALE** expressions of interest closing December 15, 2014.

PRICE Estimated \$18-\$21 **million** AGENT Harcourts Warragul CONTACT John Rowe, 0418 127 423 and Evan Broadbent, 0438 379 151.

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