

1086 Kaloorup Road, Rd, Kaloorup, WA 6280

OFFERS

Other



Premium Blue Chip Avocado Orchard

Located in a highly productive and tightly held blue-chip agricultural region, this outstanding turn-key operation spans 44.18 hectares, including a well-established 20-hectare commercial avocado plantation. Designed for efficiency and ease of operation, the property delivers proven production results supported by excellent infrastructure and strong water security.

Water Security & Irrigation

- ? Reliable water supply via a 300m spring-fed dam
- ? Remote-controlled MAIT irrigation system
- ? Backup pumps ensuring uninterrupted operation

Orchard Overview

The thoughtfully designed orchard comprises three separate plantation blocks, totalling approximately 2,450 avocado trees planted at 11m x 7m spacing:

- ? Block 1: Planted in 2005
- ? Block 2: Planted in 2015
- ? Block 3: Planted in 2018

The orchard is Freshcare and ICA-30 approved and has previously been certified for Japan export, supporting access to premium markets.

Purpose-Built Infrastructure

The property is fully equipped to support smooth day-to-day operations, including storage, logistics, and machinery requirements.

Main Shed (45m x 10.5m ? Three Sections)

- ? Section 1 ? Machinery Storage: 11.5m x 10.5m
- ? Section 2 ? Lockable Workshop/Storage: 23.5m x 10.5m, powered with a concrete floor
- ? Section 3 ? Fruit Storage: 10.5m x 10.5m
- ? Concrete Loading Zone: 19.5m x 10m, designed for efficient truck access and high-volume loading

Additional features include cattle facilities for up to 200 head, with a loading ramp constructed in 2018.

Office & Staff Accommodation

- ? On-site office with staff lunch area
- ? Adjoining 2-bedroom donga with kitchen and lounge
- ? Third bedroom with full bathroom facilities
- ? Additional external staff toilet

Investment Highlights

Listed By

The Office
Phone: (08) 9791 6880

Open for Inspection

By Appointment.

