



50 Cameron Lane, BUNGEET WEST, VIC 3726

'COLEDALE', Prime Grazing and Cropping Property

376.68 hectares, 930.78 acres

'Coledale' at Bungeet West is a prime mixed farming holding in a very tightly held district, with great proximity to three regional centres. It presents a real opportunity to expand a family farming interest or for an expanding sheep stud interest to acquire a functional stud holding of scale.

The beautifully presented mixed farming property consists of 376 Ha or 930 acres on 10 titles, subdivided into 24 paddocks with excellent fencing and access to the shearing shed and stock yards. The property has predominantly red to brown rich loam soils with some rising decomposed granite soil types towards the rear.

Water is a feature of the property, including a 30 megalitre spring fed dam, further catchment dams, 2 megalitre stock and domestic water pipeline, rainwater tanks and seasonal waterway.

The Coledale homestead is a 3-bedroom weatherboard home circa 1950s and updated in the 1980s to now, presenting as a modern family home with an attached single bedroom bungalow and double garage. The home and bungalow combine 4 bedrooms

TYPE: For Sale

INTERNET ID: 300P134520

SALE DETAILS

\$6,750,000

CONTACT DETAILS

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and 3 bathrooms, open kitchen living area and formal lounge and dining rooms.

The home is set in beautiful established gardens and has some commanding rural views over the local area. A 40-year-old Port Jackson Fig is a main garden feature which also has an automatic sprinkler system for ease of management.

Coledale infrastructure is a testament to the current owners of over 50 years. Consisting of excellent shedding and livestock handling facilities, including covered sheeyards, 3 stand shearing shed, 2 x machinery sheds, cattle yards and other associated shedding. The property recent history includes running around 600 head of Coledale Poll Dorset stud sheep, 320 acres leased to neighboring farmer who rotational crops, and further cropping for hay and fodder production and some cattle trading at opportune times.

Detailed information Memorandum available on request.

Editorial by John Kennedy:

Elders Real Estate in Wangaratta have been appointed to call time on Wallace and Sue Binnie's over fifty-year love affair with the land and Poll Dorset sheep by offering their notable property Coledale at Bungee West only thirty kilometres west of Benalla.

In September last year the Binnie's held their final on property auction sale of rams and ewes to disperse and conclude their fifty-year involvement and success with the Poll Dorset sheep breed. Their annual sales have typically been of the order 180 stud rams and about 450 quality ewes establishing a strong record in the sheep industry.

Now it is their outstanding and substantial mixed farming property at the junction on Anderson Road and Cameron Lane at Bungeet West that is on the market to enable them both to retire.

On sale are three hundred and seventy-six hectares (or nine hundred and thirty acres) held as six titles of a highly productive and beautifully presented mixed farming country that is attractively positioned and will be a real opportunity for a purchaser to secure.

Although founded in Wallace Binnie's lifetime of involvement in sheep the property is judged as an ideal mixed farming property of significance.

For many years some three hundred acres have been leased on a handshake agreement to a multi-generational local farming family to crop. In addition to their stud and commercial sheep flock, the Binnie's have also run cattle on a market opportunity basis.

Such is Wallace & Sue Binnie's commitment to farming that the property is offered in outstanding condition and presentation.

The excellent fencing subdivided into twenty-four paddocks, the pastures not under crop have received an annual application of 125 kgs of superphosphate per hectare.

The water resource in terms of the number of paddock dams and troughs, together with the building infrastructure are all in excellent condition.

Then there is the family homestead a substantial timber home originally built in circa 1950 and extended and maintained to a high standard which has three bedrooms, two bathrooms, substantial living and dining areas and all up to date services.

It has a total area under roof of some forty squares.

Adjoining is a self-contained single bedroom bungalow with all services and a double garage attached which will also have real use appeal to another farming family.

The family home is set in an established garden area supported by an automatic inground sprinkler network where a giant forty-year-old specimen tree, a Port Jackson Fig adjoins.

It is also sited to command a great aspect over the surrounding farm.

Close by the home is the thirty megalitre capacity reliable spring fed dam providing a high-quality water supply to all the domestic and garden needs and the main stock watering systems supported by a two megalitre stock and extraction licence from the Thoon & District water scheme. There are also individual dams in many of the paddock subdivision.

Then there is the substantial farming infrastructure all functional and well-constructed and maintained to a high standard.

These facilities include a modern fully equipped three stand shearing shed of nineteen by eight metres with under cover yards of twenty-five by thirteen metres.

Additionally, there is the Coledale Poll Dorset Stud sales shed with a dimension of twenty by twenty metres where the on-property stud sheep sales have been successfully held over many years.

Next is the workshop measuring ten by fifteen metres, the tractor and machinery shed measuring six by eighteen metres plus another general storage building of eight by fifteen metres.

Plus, in the immediate area is a silo complex with the capacity to store two and fifty tonnes of grain.

All these structures are functional, well maintained and presented to confirm the vendors commitment to professional farming.

- Land Area 376.681396 hectares
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

Bedrooms	3
Bathrooms	2







