



304 Sheans Creek Road, SHEANS CREEK, VIC 3666

An Exceptional Thoroughbred Enterprise with Commanding Valley Vistas

101.70 hectares, 251.30 acres

Positioned within minutes of Euroa's established equine precinct, this meticulously developed thoroughbred operation spans 101.17 hectares of prime Sheans Creek country. Dual titles provide strategic investment flexibility while seamlessly integrating commercial breeding operations with refined residential living within the Strathbogie Shire district.

Purpose-built dual stallion facilities anchor the operation with dedicated yards, weather protection and integrated teasing and veterinary areas. The current single stallion standing demonstrates immediate revenue capacity with scope for expansion. The eastern precinct features intelligent bloodstock development design, incorporating graduated paddock systems from spelling through pre-training phases. Hot-wire security, integrated laneways and strategic water placement optimize operational efficiency for high-value young stock rotation.

Four premium broodmare paddocks command the elevated eastern boundary, leveraging natural weather protection and gravity-fed water systems. The rising topography provides optimal drainage and shelter essential for successful foaling and

TYPE: For Sale

INTERNET ID: 300P184578

SALE DETAILS

Contact Agent For Price

CONTACT DETAILS

Euroa

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mare management.

The comprehensively renovated four-bedroom, two-bathroom homestead capitalizes on commanding valley aspects with thoughtfully positioned entertaining zones overlooking the operation. Four-car accommodation and resort-style pool complement strategically placed observation areas for seamless indoor-outdoor living.

The substantial four-bedroom manager's residence provides executive accommodation with elevated dual aspects over training areas and hill country, supporting either management arrangements or sophisticated guest accommodation. The centrally positioned eleven-bay stable complex integrates wash facilities, six-horse walker and round yard within a cohesive training environment, while established laneways and holding yards demonstrate decades of thoughtful development.

Three natural springs provide year-round base flow, supplemented by fifteen megalitres of dam capacity. Comprehensive rainwater harvesting ensures drought-resilient domestic supply while reticulated troughing services all paddock areas. The front paddock configuration accommodates future arena or track development for additional revenue streams, while the rear fifty-acre hill country presents exceptional eco-tourism potential with established access tracks and commanding valley outlooks.

This North East Victorian property leverages proximity to established breeding centers while maintaining essential privacy and scale for serious bloodstock operations. Euroa township provides sophisticated rural services within ten minutes, with reliable NBN Sky Muster Satellite connectivity and established school zoning to both Euroa Primary School and Euroa Secondary College.

Private inspection arrangements available with 48-hour notice.

- Land Area 101.7 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2









