



941 Yarraman Road, BUNNALOO, NSW 2731

'Oola Park' – 941 Yarraman Road, Bunnaloo NSW 2731 Auction: Thursday, 2nd October 2025 at 1:00pm 869 hectares | 2,147.3 acres

869.00 hectares, 2,147.30 acres

Established Livestock Enterprise with Versatile Cropping Country

Elders Echuca is delighted to present to market the property 'Oola Park', a long-established mixed farming enterprise ideally located in the Bunnaloo district between Echuca/Moama, Barham, and Deniliquin.

Carefully developed and nurtured by the same family for around 50 years, the 869-hectare holding offers an excellent mix of irrigation and broadacre farmland.

The highly versatile holding presents as an outstanding opportunity for producers, investors, or agribusinesses seeking scale, reliability, and future growth potential.

Highlights at a glance:

TYPE: For Sale

INTERNET ID: 300P185136

SALE DETAILS

**Auction – Thursday,
2nd October 2025 at
1:00pm**

CONTACT DETAILS

Elders Real Estate Echuca
29-35 Cornelia Creek Road,
Echuca
Melbourne, VIC
03 5481 1000

Oliver Boyd

Quality Building & Working Infrastructure:

0407 095 143

- Comprehensive working improvements including a four-stand shearing shed with adjoining sheep yard complex with undercover drafting and classing facilities (Proway design), cattle yards (Gribben stockyards) with 'Carinya Cattlemaster' crush and loading ramp, multiple machinery sheds (24x10m & 18x9m), shed/workshop (16x8m) with power, lighting, 1x bay concrete, 2x 30 tonne seed silos, chemical storage shed, boom spray/fire fighter quick fill station, and ample fresh and channel water storage tanks including a 102,000 litre Rhino tank.

- Accommodation: The property features a renovated four-bedroom family residence having been modernised in recent years. Set within an established lawn, and low maintenance garden setting, the home offers ducted evaporative air conditioning, Coonara slow combustion heater, renovated kitchen with walk in pantry and quality appliances, office with built in cabinetry, 5kw solar system, adjoining carport and garden shed (4x4m).

Livestock Program & Infrastructure:

- The property is currently supporting 1,400 breeding ewes plus progeny, alongside grazing and fodder crops.

- The vendors have a proven track record of regularly topping local fat markets with their prime lambs.

- Fencing is a real feature of the property with the majority of boundary fences renewed in the last 7 years, and internal fences in the past 20 years.

- Fenced into 21x main paddocks with 5x livestock containment pens featuring timbered shelter and reticulated water system.

Cropping Versatility:

- The Bunnaloo district is renowned for its irrigated and dryland cropping abilities and 'Oola Park' is no exception, having a proven history of producing wheat, barley, oats, canola, and rice.

- Soil types vary across the property from grey clay loams to chocolate loams with timbers consisting primarily of grey and black box, in addition to red gum.

- The property benefits from a strong pasture improvement and sound fertiliser history. Whilst predominantly sown to sub and rye, the property also features 125 hectares of lucerne and medic, and 20 hectares of barley and vetch.

Water Security:

- 'Oola Park' is located within the Murray Irrigation Limited's irrigation footprint, Australia's largest private water supply network.

- Whilst the holding features 1,346 MIL Water and Delivery Entitlements, the property will be presented with 2 MIL Water Entitlements and 1,346 MIL Delivery Entitlements with the successful purchaser having the option to acquire the balance of 1,344 MIL Water Entitlements at a pre-auction determined price. In the event the successful purchaser passes on this option, or only acquires a portion, the balance of Water Entitlements will be offered by way of auction shortly following the land sale.

- Stock water consists of tanks and troughs, in addition to channel and bay filled dams. A solar powered stock and domestic system provides trough water to 5x paddocks as either a primary or secondary water source.

Irrigation Development:

- Irrigable area consists of 350 hectares or 865 acres (Approx.) with layouts consisting of laser levelled border check (78ha), laser levelled contour (102ha), and traditional contour layout (170ha), with potential for further development if required. Secure water supply is via 2x modern irrigation outlets (X-Large & Large), and an MIL stock and domestic pipeline connection.

Property Location:

- Located 58km northwest of Moama/Echuca, 70km southwest of Deniliquin, 146km north of Bendigo, and 280km north of Melbourne. The property is well positioned with convenient access to regional centres, agri services, grain receival sites, and livestock selling centres. The local township of Bunnaloo is located just 17km east of 'Oola Park' and offers a primary school, whilst there are multiple primary and secondary school options in Echuca/Moama.

Sale & Auction Details:

- Auction Date & Time: Thursday, 2nd of October 2025 commencing at 1.00pm.
- Venue: Cadell on the Murray River Resort, 325 Perricoota Road, Moama NSW 2731

'Oola Park' Bunnaloo is a quality mixed farm holding situated in a highly regarded district. With a combination of scale, infrastructure, and proven productivity, it presents as an ideal standalone holding or add on for an existing livestock or cropping enterprise. Enquiry and inspections are strongly recommended.

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- Land Area 869 hectares
- Building Area: 180.00 square metres
- Bedrooms: 4
- Bathrooms: 1

HOMESTEAD

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|------------|----------------------|
| Bedrooms | 4 |
| Bathrooms | 1 |
| House Area | 180.00 square metres |







