



1683 ODEA Odea Road, ECHUCA, VIC 3564

Lifestyle & Farming Opportunity 69.5 hectares | 171.7 acres

69.50 hectares, 171.73 acres

Elders Echuca are proud to present this excellent lifestyle and farming opportunity, located in the tightly held Strathallan district. Situated just 15 kilometres south-east of Echuca, 11 kilometres south-west of Tongala and 7 kilometres north-east of Nanneella, this versatile property offers a balance of productivity and lifestyle appeal.

Improvements:

Lock-up machinery shed (12m x 18m, 5m high) with concrete floor and single-phase power, constructed October 2023 â## excellent condition.

5-bay, two-sided enclosed hay shed (10m x 20m, 5m high) constructed 2023 â## excellent condition.

Well-appointed semi-permanent sheep yards with drafting race and loading ramp plus single-stand shearing platform (available by negotiation).

Disused dairy shedâ## currently used for Chemical storage.

TYPE: For Sale

INTERNET ID: 300P185733

SALE DETAILS

For Sale

CONTACT DETAILS

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

Oliver Boyd
0407 095 143

One-bedroom cottage with power connected, containing a kitchen and bathroom currently utilised as a lunchroom - average to poor condition.

4-camera security system.

Land:

11 paddocks ranging from 4-7 hectares each.

Water troughs in all paddocks, gravity fed from tank at the machinery shed, supplied via bore.

Laser-levelled irrigation throughout with a full recycle system.

5ML recycle sump with portable 4-cylinder diesel motor and Collins pump.

Mix of irrigation outlets.

Water:

2.06ML/day delivery share via one access point in the north-eastern corner.

2 x 5,000-gallon and 1 x 3,000-gallon water tanks.

Spearpoint irrigation bore and electric pump with 180ML groundwater licence.

Soil:

Wanalta Loam and Goulburn Loam soils.

Excellent fertiliser history with ongoing pasture improvement .

Production:

Running 250 ewes and followers - finishing approximately 500 head annually. Cut 132 big squares and 64 round bales last season.

This is an outstanding lifestyle farming block in a highly regarded location, offering excellent infrastructure, productive soils, and secure water.

For further information or to arrange an inspection, please contact: Oliver Boyd- 0407 095 143

- Land Area 69.5 hectares





