



821 Echuca West School Road, ECHUCA, VIC 3564

Mixed Farming Opportunity – 242.7 Hectares | 600 Acres (approx)

242.70 hectares, 599.71 acres

Offered for the first time since the 1920s and held in the same family for four generations, this substantial mixed farming enterprise presents a rare opportunity in Northern Victoria's premier agricultural region.

Comprising approximately 242.7 hectares (600 acres), the property is highly versatile and productive, underpinned by strong water security and quality mixed soils including Wanalta Loam, Koga Clay Loam, Kanyapella Loam and Kanyapella Clay Loam. Renowned for their moisture retention and drainage. The property is currently sown to a productive mix of canola, subterranean clover, wheat, lucerne and rye, complemented by a strong fertiliser history.

The farm is well-developed with approximately 80% of the land laser-levelled, two recycle dams with a 10ML capacity, plus full recycle infrastructure including two diesel motors. Water is a key feature, with two Goulburn Murray Water access points off Wharparilla Road delivering 25ML/day and 15ML/day. Fenced into 16 paddocks with stock-proof fencing and stock troughs throughout.

TYPE: For Sale

INTERNET ID: 300P186128

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

Improvements include a comfortable brick veneer residence comprising three bedrooms with built-in robes and ceiling fans, a practical kitchen with electric cooktop and dishwasher, lounge and dining areas with wood heater and split system, central bathroom, excellent internal storage, and a large enclosed outdoor entertaining area with wood heater and air-conditioning. House water supplied via 3 x 5,000-gallon rainwater tanks.

Farm infrastructure is extensive and includes a machinery shed, workshop, three-stand woolshed at the main house, an additional two-stand shearing shed off Wharparilla Road, hay shed, functional cattle and sheep yards and sundry farm buildings, all providing practical operational efficiency.

With four road frontages via Echuca West School Road, Echuca-Mitiamo Road, Wharparilla Road and Cantwell Road, the property enjoys excellent accessibility. Just 12 kilometres west of Echuca, it combines the benefits of a large-scale farming operation with the convenience of nearby town services.

This is a rare opportunity to secure a highly productive, well-established farming enterprise with a proud family history, positioned in one of Northern Victoria's most sought-after agricultural districts.

For further details or to arrange an inspection, please contact:

Oliver Boyd ☎ 0407 095 143

- Land Area 242.7 hectares
- Bedrooms: 3
- Bathrooms: 1



HOMESTEAD

Bedrooms	3
Bathrooms	1





