



459 Echuca West School Road, ECHUCA, VIC 3564

200-Acre Intensive Cropping Property- Prime Fringe Location, Echuca

80.94 hectares, 200.00 acres

Comprising approximately 80.94 hectares (200 acres) in one of the region's most sought-after farming districts, this property presents a rare opportunity for a high performance mixed farming enterprise just minutes from Echuca. With reliable water entitlements, premium irrigation infrastructure, and quality improvements, it is ideally suited to lucerne, grazing, or mixed cropping. The property layout maximises efficiency, with almost all land irrigated and a network of laneways providing full paddock access. Exceptional fencing, stockyards, and well maintained infrastructure underpin a high yield operation.

Key Features:

- 95% laser levelled with permanent pipe and riser irrigation and a full recycle system, enabling year round production.
- Secure deep lead bore with 10ML permanent water right included in sale.
- One Goulburn Murray Water access point.

TYPE: For Sale

INTERNET ID: 300P186526

SALE DETAILS

**\$2,300,000 -
\$2,500,000**

CONTACT DETAILS

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

Oliver Boyd
0407 095 143

-Delivery share of 1.85ML/day.

-Newly planted high yield lucerne variety (2 years old), offering strong ongoing production potential.

-Renovated three bedroom home of contemporary design with stone benchtop kitchen, open plan living/dining, and private outdoor entertaining areas.

-Modern farm infrastructure including a 32m x 16m industrial strength hayshed and machinery shed with 3 phase power, plus extensive machinery storage and stockyards.

-Excellent fencing and a purpose built irrigation layout for maximum efficiency and productivity.

Value Add:

-Location advantage: Only 8km from Echuca's CBD and within 2km of the future urban growth boundary, offering significant land banking potential alongside a fully operational enterprise.

-Scale & efficiency: Purpose built layout and irrigation systems deliver low cost, high output farming operations.

-Long term security: Secure water rights and modern infrastructure reduce operational risk and enhance asset value.

-Properties of this size, quality, and location rarely come to market. This is a genuine opportunity for those seeking a high-quality farming property with both strong production capacity and long term capital growth potential.

For further information or to arrange an inspection, contact Oliver Boyd- Elders Echuca on 0407 095 143 or oliver.boyd@elders.com.au

- Land Area 80.937128 hectares
- Bedrooms: 3
- Bathrooms: 1



HOMESTEAD

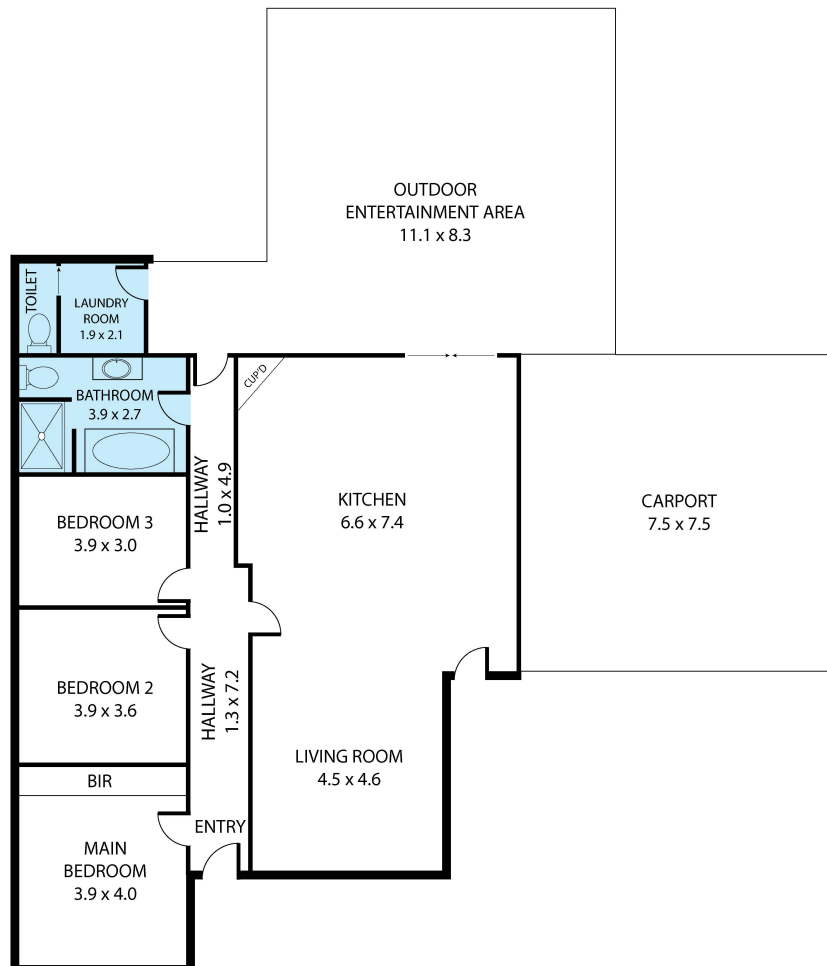
Bedrooms	3
Bathrooms	1











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TOTAL APPROX. FLOOR AREA 146 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

