



479 Stokes Road, STRATHMERTON, VIC 3641

GOULBURN VALLEY IRRIGATION, DAIRY, LIVESTOCK & CROPPING COUNTRY | 355.61Ha / 878.71Ac

355.61 hectares, 878.71 acres

Elders are delighted to present the property 'Micdaneth' Strathmerton Victoria to the market. A highly versatile irrigation holding with a history of winter and summer cropping, dairy, beef and fodder production. The holding features highly productive soil types; secure water access coupled with extensive irrigation development and quality support infrastructure.

Executive Summary:

- Highly productive farmland situated 13km* west of Cobram, 60km* north of Shepparton, 95km* east of Echuca, 140km* west of Albury, 250km* north of Melbourne, and in proximity to livestock selling centres, grain receival sites, Agri service centres
- Comfortable 3-bedroom, 2-bathroom vinyl clad home with office, slow combustion heater, 2x split systems, ceiling fans, kitchen with electric appliances including dishwasher and under bench oven, front and rear verandas, enclosed yard with

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TYPE: For Sale

INTERNET ID: 300P187427

SALE DETAILS

EXPRESSONS OF INTEREST

CONTACT DETAILS

Elders Deniliquin
351 Albert Street
Deniliquin, NSW
03 5890 5100

Matt Horne
0409 355 733

inground sprinkler (manual), and a sizable double carport

- Extensive shedding including a 60x24x5m* machinery shed with a 6x24m workshop bay complete with concrete floor, power and lighting, 24x7m* calf/machinery shed, barn, hayshed and a 2-stand shearing shed with adjoining steel and timber yards (requiring attention)
- Grain storage complex consisting of 2x 1,000 tonne MFS (Allied Grain Systems) aerated silos, complete with Able Kruger 30KVA diesel generator. These quality silos were constructed in 2019 with 700 tonnes of rock compacted under the silo pads, in addition to a Kotzur 45 tonne cone-based seed silo
- 25-aside rapid exit dairy shed (Built 2002) complete with all milking plant and equipment including a 10,000-litre milk vat, automatic cup removers, feed system encompassing a 30 tonne* seed silo, a 12 tonne* pellet silo, and roller mill. The dairy shed features 3 phase power and was last operated in 2015
- Secure water supply via Goulburn Murray Water with 3x delivery points, a 4.58ML/day delivery share, spearpoint bore complete with Cummins diesel generator and a 182ML licence, and a stock and domestic bore that supplies the house, sheds, dairy shed, and trough water system
- Extensive irrigation development consisting of 188 hectares* or 465 acres* laser levelled border check irrigation, 35 hectares or 86 acres* center pivot irrigation (1x Valley center pivot and 2x pivot sites), 2x recycle systems including a 5ML* equipped storage, quality channel infrastructure with Padman bay outlets
- Complimenting the irrigable farmland is 80 hectares* or 200 acres* of broadacre cropping country with scope for further irrigation development if required
- A highly versatile property featuring good internal roadways, trough water system, excellent working infrastructure including a boom spray quick fill station (5,000-gallon poly tank), and a plant and equipment loading ramp
- Presenting a mix of productive soil types with an excellent chemical and input history. The 2025 cropping program consisting of 180 hectares* wheat (Sunmaster), and 130 hectares* oats (Yallara)
- Carefully developed and nurtured by the Wilson family for the past 25 years*, and now presented to the market in good ready to work condition

'Micdaneth' Strathmerton is offered for sale by Expressions of Interest closing at midday on Friday the 28th of November 2025. For further details or to arrange a property inspection, please contact Matt Horne on 0409 355 733 or the Elders Deniliquin office on 0358 810 600.

- Land Area 355.61 hectares
- Bedrooms: 3
- Bathrooms: 3



HOMESTEAD

Bedrooms	3
Bathrooms	3





