



298 Yarrawalla West Road, YARRAWALLA, VIC 3575

Spring Grove Aggregation - Central Victoria 1935.6 Hectares (4783 Acres)

1,935.60 hectares, 4,782.87 acres

Spring Grove Aggregation is being offered to the market for the first time in over 140 years, following five generations of ownership by the Smith family. This represents a rare opportunity to acquire a large-scale, highly productive farming enterprise in Central Victoria.

Comprising approximately 1,935 hectares, the aggregation features reliable cropping and grazing country directly off the Loddon Valley Highway, around 80 km north of Bendigo. The land is highly suitable for consistent winter cropping and fodder production, with current rotations including canola, wheat, barley, oats, and vetch.

With a long-term fertiliser program and agronomic management, the aggregation maintains strong soil health and productivity. Lucerne forms an integral part of the rotation, supporting ongoing fertility and feed production. Indicative yield performance includes more than three tonnes per hectare for dryland grain and two tonnes per hectare for dryland canola, with irrigated areas achieving approximately six tonnes per hectare for grain and three tonnes per hectare for canola.

TYPE: For Sale

INTERNET ID: 300P188682

SALE DETAILS

For Sale

CONTACT DETAILS

Elders Real Estate Echuca
29-35 Cornelia Creek Road,
Echuca
Melbourne, VIC
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Oliver Boyd
0407 095 143

The property has historically supported a successful livestock program, running around 2,000 ewes and lambs, with numbers increased under current management. The Smith family are well regarded locally for their expertise in both livestock and grain production. Stock water is secured through an extensive network of catchment dams, concrete troughs, and tanks feeding a modern, well-maintained piped system across the aggregation. The district's average annual rainfall is approximately 375 mm.

Further complementing the enterprise is approximately 778 hectares under laser irrigation. The aggregation is offered as a whole or in five non-contingent holdings, providing flexibility for purchasers seeking scale or individual farm components.

Holdings:

Spring Grove - 461.7 Hectares (1,140 Acres)

The Spring Grove holding is divided into six main paddocks with concrete and steel posts, including cyclone fencing throughout. Infrastructure includes a three-stand shearing shed for 500 grown sheep, undercover sheep yards accommodating 2,500 sheep, and steel bugle yards for a further 2,500 grown sheep. Machinery storage comprises a 27m $\times$ 14m concrete-floor shed, a 28m $\times$ 20m gravel-floor shed with skillion, a 20m $\times$ 7m shed and workshop, and a 14m $\times$ 6m raised barn. A concrete silo pad provides permanent grain storage for approximately 670 tonnes. Water is supplied via six catchment dams with channel-fill capability and three 22,600-litre domestic tanks. Accommodation is provided by a circa 1950s three-bedroom, two-bathroom dwelling with dual living areas, kitchen, study, and laundry.

Bungawitta - 248.5 Hectares (614 Acres)

Bungawitta comprises four main paddocks with concrete and steel posts and cyclone fencing in excellent condition. Operational infrastructure includes steel cattle yards for 100 cow/calf units and a 28m $\times$ 11m steel machinery shed. Water is provided by two catchment dams with channel-fill security, supplemented by a 250,000-litre stock and domestic pipeline connected to a 75,000-litre concrete homestead tank.

Accommodation is a modern homestead built circa 2006, featuring four bedrooms including a main with ensuite, three bathrooms, an open-plan dining, living, and entertainment area, rumpus room, study, storeroom, wraparound verandah, and a kitchen with butler's pantry.

Chynes - 388.5 Hectares (960 Acres)

The Chynes holding comprises six main paddocks with concrete and steel posts and cyclone fencing. The property features a plantation of WA Yate and gum trees, alongside separate irrigated and dryland pastures. Scattered Grey and Yellow Box trees provide shelter for livestock, and steel bugle sheep yards accommodate 1,000 grown sheep. Water infrastructure includes Waranga Channel backbone irrigation and twelve 1,000-litre concrete troughs gravity-fed from a 55,000-litre plastic water tank. Approximately 30.3 hectares (75 acres) are under laser irrigation with Padman outlets.

Simons/Miles/ Holts - 615.3 Hectares (1,520 Acres)

Simons/Miles/ Holts comprises six main paddocks with concrete and steel posts and cyclone fencing. The property is serviced by six catchment dams with channel-fill security. While there are no structural improvements, approximately 506 hectares (1,253 acres) are under laser irrigation with Padman outlets, providing extensive capacity for productive irrigated agriculture.

Kidmans - 182 Hectares (450 Acres)

Kidmans includes two main paddocks with fertile soils and natural shelter provided by Serpentine Creek frontage. The property is highly productive, suited to canola, wheat, barley, oats, vetch, and lucerne, with a layout that supports both broadacre cropping and livestock rotation. Stock and domestic water is supplied reliably to multiple troughs across the holding.

Conveniently located for livestock markets at Bendigo, Echuca, and Shepparton, as well as grain receival at Pyramid Hill and Boort, Kidmans represents a rare opportunity to acquire a diversified agricultural property with a proven record of high-yielding crops and prime livestock.

Information memorandum available upon request.

For more information or to arrange an inspection, please contact:

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- Land Area 1935.6 hectares
- Bedrooms: 5
- Bathrooms: 2



HOMESTEAD

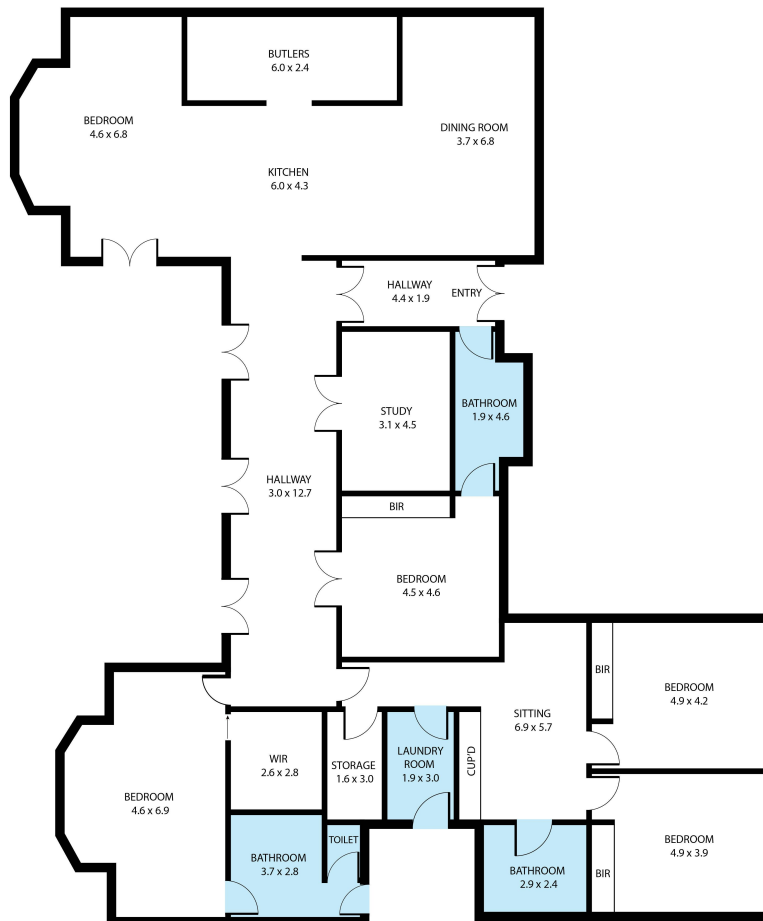
Bedrooms	5
Bathrooms	2











298, Yarrowalla, VIC, 3575

TOTAL APPROX. FLOOR AREA 303 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.

Elders