



## Loddon West Road, SERPENTINE, VIC 3517

Cropping & Grazing Holding with Loddon River Frontage - Auction: Thursday 12th March at 11:00am

**314.00 hectares, 775.89 acres**

This well-located, medium-scale cropping and grazing holding comprises approximately 314 hectares (775 acres), positioned within North Central Victoria's productive and tightly held Loddon district.

Ideally situated around 10 kilometres north-west of Serpentine and 40 kilometres north-west of Bendigo, the property offers direct and practical access via Loddon West Road, an all-weather gravel road forming the western boundary.

A standout feature is the property's extensive Loddon River frontage along the north-eastern boundary, complemented by the seasonal Hope Creek traversing the property east-west. Stock water is well provided via the river, creek, a stock dam and two stock troughs, with river pumping infrastructure in place including a Robertson 8-inch pump and 10-inch pipe fittings, ensuring reliable long-term water security. The property is also suitable for up to five pivot irrigators, should a purchaser wish to explore this option.

**TYPE:** Auction

**INTERNET ID:** 300P190978

**AUCTION DETAILS**

11:00am, Thursday March 12th, 2026

**CONTACT DETAILS**

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

**Oliver Boyd**  
0407 095 143

The country is generally level, with gentle depressions adjoining the river and creek corridors. Soils comprise a mix of strong black and grey loams with red loam pockets. Approximately 92% (289 hectares) of the holding is arable and currently operated under a cereal and canola program. A small section is capable of irrigation, although it has not been laser-levelled or utilised for an extended period.

The cropping rotation includes wheat (2023), barley (2024) and oats (2025), supported by an excellent fertiliser history incorporating 80 kg/ha of MAP at planting and a comprehensive lime program completed in 2024.

The property is fenced into four main paddocks, with fencing in fair condition. Improvements are limited and include a raised storage shed and a 5,000-gallon water tank for spray purposes.

Additional features include:

2 megalitre high-reliability water right

Three-phase power available

Average annual rainfall of approximately 400 mm

Soil testing results available upon request

This river-fronted holding presents a genuine cropping and grazing opportunity in a highly regarded agricultural locality, well suited to mixed farming, expansion or long-term landholding.

Auction: Thursday 12 March at 11:00am

Venue: Serpentine Recreation Reserve, 20 Chapel Street, Serpentine VIC 3517

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

Oliver Boyd- 0407 095 143

- Land Area 314 hectares





