



124 Farley Road, ECHUCA, VIC 3564

'Moorabindah' - Proven Irrigation Holding with Scale & Water Security

144.13 hectares, 356.15 acres

A rare opportunity to secure a substantial, well-developed rural holding, previously operated as a successful tree transplanting and nursery enterprise. 'Moorabindah' offers extensive infrastructure, strong water security and a significant scale of established plantings, presenting immediate capability and flexibility for a range of horticultural, cropping or grazing pursuits.

Positioned within the highly regarded Wharparilla district, the property benefits from close proximity to the Murray River, enhancing both lifestyle appeal and long-term irrigation reliability.

Key Features:

- Approx. 144.13 hectares (356 acres) across two titles
- Approx. 50,000 established trees (ornamentals and palms)
- 100 megalitre turkey nest dam with recycle system

TYPE: For Sale

INTERNET ID: 300P194027

SALE DETAILS

[Expression of Interest](#)

CONTACT DETAILS

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

Oliver Boyd
0407 095 143

- River pumping capacity of up to 18 megalitres per day
- Extensive irrigation infrastructure (trickle and flood)
- Approx. 90% laser levelled
- Large-scale shedding with 3-phase power
- Private river reserve frontage with direct Murray River access

A character-filled circa 1950s double brick rendered home offers a functional and comfortable layout, comprising three bedrooms and one and a half bathrooms. High ceilings feature throughout, complemented by a renovated kitchen (2014), two separate living areas and a dedicated office.

Comfort is ensured with two split system units, along with gas cooking and hot water. Set within established gardens, the home includes an ornamental lake, wrap-around verandah and a fully automated sprinkler system. A carport provides undercover parking, supported by a 100,000-litre Pioneer tank servicing the residence.

Well suited to large-scale operations, improvements include:

- Enclosed machinery shed/workshop (approx. 36m x 14m 504sqm) with concrete floor and 3-phase power
- Amenities building with kitchen and bathroom facilities
- Former dairy currently utilised for storage

Water security is a key strength, supported by a well-developed delivery and recycling system:

- 2 megalitres of Stock and Domestic
- 100 megalitre turkey nest dam with 10-inch flood pump
- Recycle dam with large sump
- Two river pumps, each with separate power meters
- 12-inch flood pump connected to a 4-inch pressure system
- Delivery capacity of approximately 18 megalitres per day

In addition to the sale, 753ML of High Reliability Water Share (Zone 7) is available for purchase at market value, presenting a significant opportunity to further enhance the property's irrigation capacity and long-term productivity.

The property is efficiently laid out with a combination of trickle and flood irrigation, providing flexibility across a range of agricultural enterprises.

An extensive inventory of approximately 50,000 trees includes:

- Approx. 40,000 ornamental trees
- Approx. 10,000 assorted palm varieties

Plantings range from 2 to 15 years of age, offering immediate scale and future

production potential.

Comprising a mix of productive soil types, the property is well suited to horticulture, cropping or grazing. The district receives an average annual rainfall of approximately 400-450mm.

Located approximately 16km from Echuca, 90km from Bendigo and 220km from Melbourne, the property offers an ideal balance of accessibility and rural privacy, appealing to buyers across Victoria, New South Wales and beyond.

Held by the Davis family for approximately 30 years, 'Moorabindah' represents a well-developed and tightly held rural asset. The property is offered for sale on a bare land and improvements basis and is not being sold as a going concern.

For Sale by Expression of Interest

Closing Thursday 14th May, 2:00pm

For inspections, please contact:

Oliver Boyd

0407 095 143

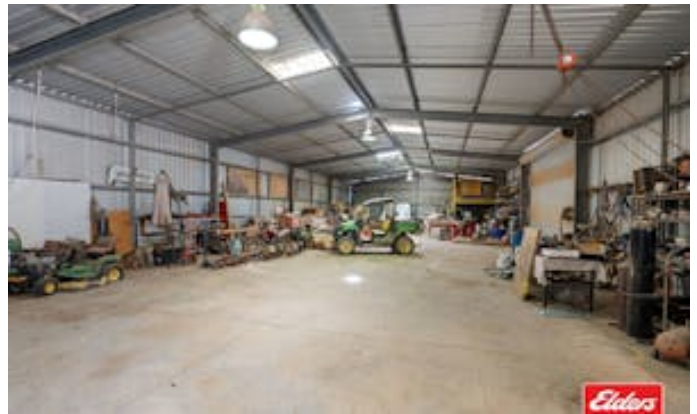
oliver.boyd@elders.com.au

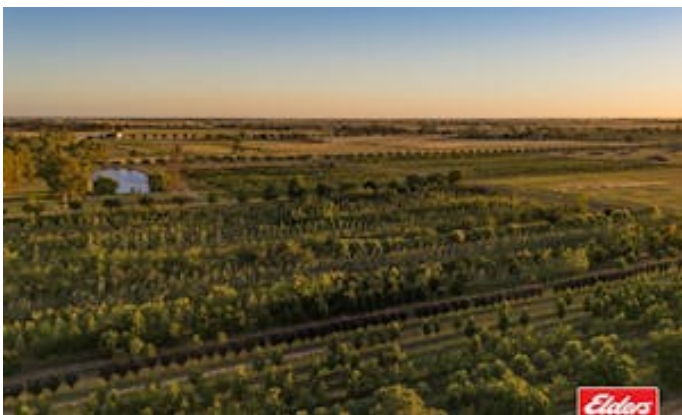
- Land Area 144.13 hectares
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

Bedrooms	3
Bathrooms	2









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