

82 Winton-Lurg Road, WINTON, VIC 3673

A Premier Equine & Grazing Enterprise in Northeast Victoria

51.88 hectares, 128.20 acres

Wingara Farm presents an exceptional opportunity to secure a highly developed equine and grazing property in a tightly held rural district just moments from Benalla. Combining professional-grade training infrastructure with productive pastures and reliable water security, the property offers a rare blend of scale, functionality, and versatility. It is ideally suited to thoroughbred training, breeding, agistment, or mixed farming operations, with all key elements already in place for immediate use.

Spanning approximately 51.84 hectares (128 acres) across two titles, the property is zoned Farming and provides flexibility for a range of agricultural pursuits. The land is gently undulating to flat, allowing efficient machinery operation, ease of livestock handling, and optimal use as an equine facility. Its position within the Benalla Rural City Council region ensures access to essential services while maintaining the privacy and productivity of a well-established rural holding.

Location is a key advantage of Wingara Farm. Situated just 7.5 kilometres from Benalla and 28 kilometres from Wangaratta, the property enjoys close proximity to major regional centres, transport networks, and industry services. With direct frontage to

TYPE: For Sale

INTERNET ID: 300P196037

SALE DETAILS

\$1,000,000

CONTACT DETAILS

ELDERS WANGARATTA

24 Rowan Street
Wangaratta, VIC
03 5721 2036

Michael Everard
0408 653 161

Wintonâ##Lurg Road and additional access points, operations, livestock movement, and transport logistics are both practical and efficient. The property also benefits from easy access to the Hume Freeway, with Melbourne approximately 230 kilometres away and Sydney approximately 600 kilometres.

The homestead offers comfortable and well-appointed accommodation suited to both family living and operational needs, complemented by a beautiful outdoor entertaining area overlooking the rural landscape. The renovated four-bedroom main residence features upgrades to the kitchen, living areas, and main bathroom, creating a modern and functional home. A spacious everyday living area and separate formal lounge provide flexibility, while a Coonara fireplace delivers efficient and cosy heating throughout the cooler months.

At the heart of the property lies a substantial purpose-built equine complex measuring approximately 28m x 15m. The main stable complex has been designed with a clear focus on horse welfare, efficiency, and durability. It incorporates seven large loose boxes (approximately 5m x 4m), all fully rubber lined and fitted with automatic waterers, comfortably accommodating mares and foals. Supporting infrastructure includes a tack room, feed room with auger access directly from the silo, and a large wash bay complete with hot water. A specialised mare and foal crush further enhances breeding capability, while integrated truck parking adds to the practicality of the complex.

The main barn is supported by five large double day yards and loose boxes with automatic water supply, providing a total of ten yards, in addition to a separate yard surrounding the loading ramp area. Safe and functional loading ramps are in place for both trucks and floats.

Complementing the main barn are high-quality training and conditioning facilities that elevate the property to a turnkey equine enterprise. A 12-metre undercover round yard, fully rubber lined, provides a controlled and safe training environment. Additional features include an undercover treadmill and an equine swimming pool, supporting advanced conditioning and rehabilitation programs. Currently utilised for training thoroughbred gallopers, these features offer strong appeal for buyers seeking a ready-to-operate professional establishment.

The external layout has been designed to maximise efficiency and animal welfare. Dedicated foaling yards with mesh fencing provide a safe environment for breeding operations, while a mix of large and small paddocks for spelling are supported by a practical laneway system, enabling streamlined stock movement and rotational grazing.

In addition to its equine infrastructure, Wingara Farm is well equipped for broader agricultural use. A large open-fronted hay and machinery shed provides ample storage, complemented by a second silo. The property also includes well-maintained cattle yards and a loading ramp, supporting livestock operations.

Water security is a standout feature, with a 33-metre bore delivering excellent quality water via a recently replaced submersible pump and advanced pressure system. Multiple large-capacity tanks and a header system ensure reliable distribution across troughs and gardens.

The land is highly productive, with improved grazing pastures supported by fertile grey and brown clay soils. With an estimated carrying capacity of approximately 16 DSE per hectare (around 820 DSE overall), the property offers strong income potential. Recent applications of lime and superphosphate have further enhanced soil health and productivity.

Benefiting from an average annual rainfall of approximately 642 millimetres, the region

is known for reliable seasonal conditions, well suited to both grazing and equine enterprises.

In summary, Wingara Farm is a highly improved and professionally developed rural asset offering a rare combination of premium equine infrastructure, productive land, secure water, and a strategic location, an outstanding opportunity in Northeast Victoria.

- Land Area 51.880699 hectares
- Bedrooms: 4
- Bathrooms: 3

HOMESTEAD

Bedrooms	4
Bathrooms	3

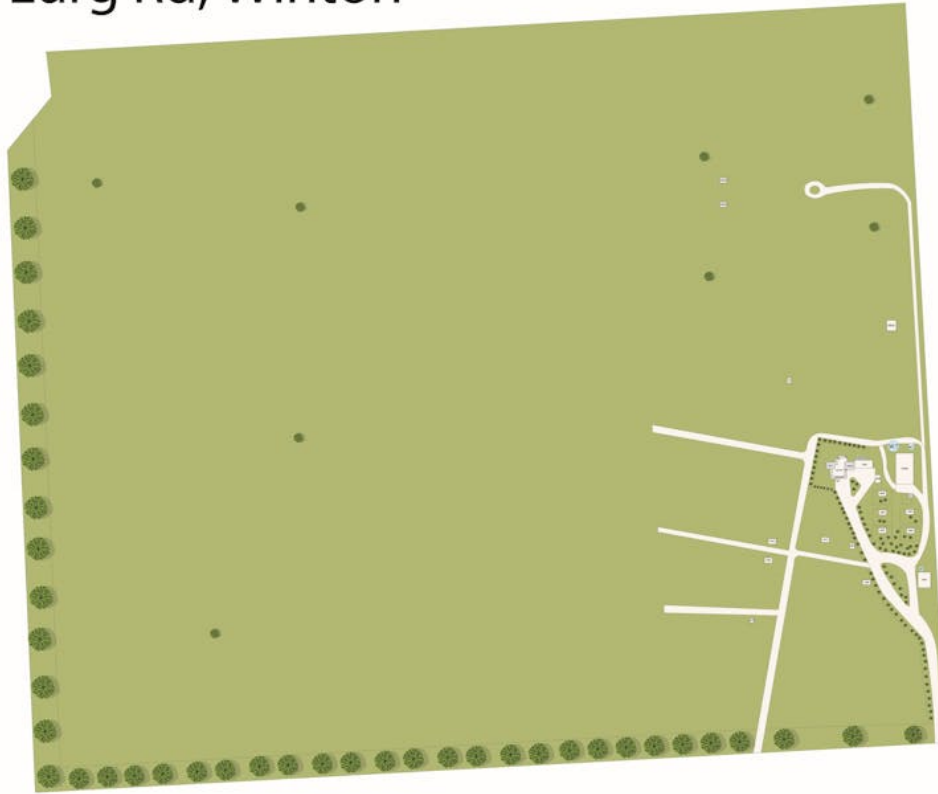






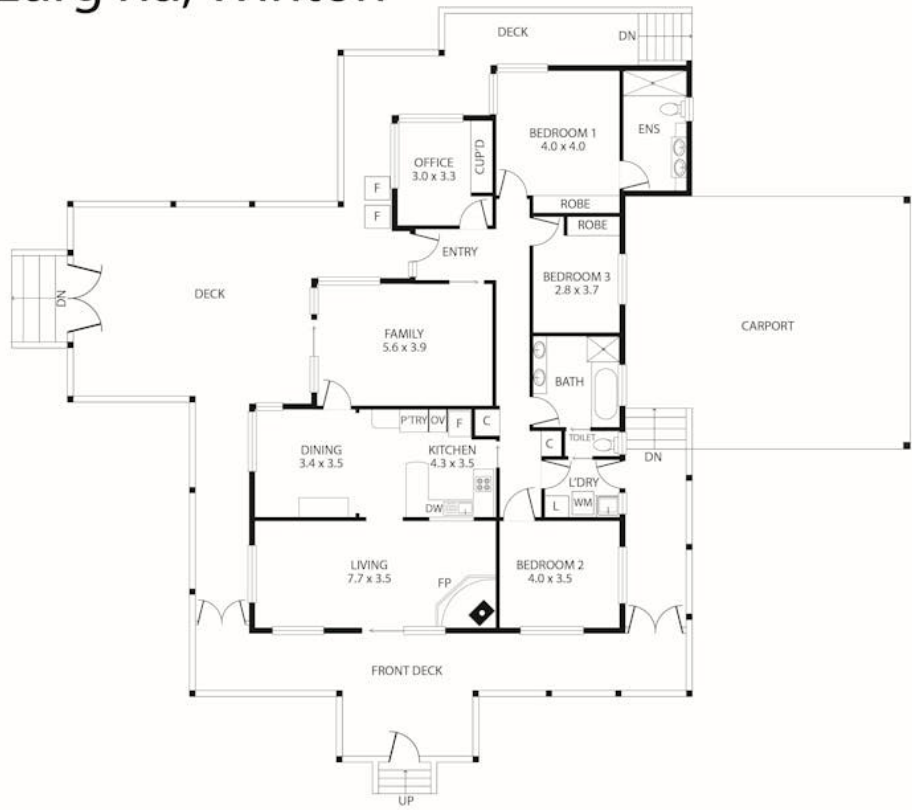


82 Winton-Lurg Rd, Winton



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE.
LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

82 Winton-Lurg Rd, Winton



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.