

15 Ardmona Rd, Ardmona, Vic 3629



Sold Horticulture

Thursday, 7 March 2024

15 Ardmona Rd, Ardmona, Vic 3629

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 32 m2

Type: Horticulture



Les Young

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Contact agent

A top quality Orchard, well planted and in a very desirable location held by the same family for over 40 years. So close to Mooroopna plus a short drive to Shepparton. With 2 road frontages (Midland Highway & Ardmona Road) and boundaries to main irrigation supply channel. WATER: 10. ML High Reliability plus 30. ML Low reliability water supplied to orchard by one fully automatic microjet watering system with one block by Drip. Further amount of high reliability water available at market prices. Town water is connected to main dwelling. MANAGERS RESIDENCE: Very appealing & modern BV Dwelling of approx. 35 squares overall, 4 bedrooms, study, large livings and entertaining areas, inground swimming pool. A top-class residence. OUTBUILDINGS: Bin Shed, workshop cool store-approx. 100 bin capacity, machinery shed, pickers quarters, amenities block, caravan sites. PLANT & EQUIPMENT: Kubota M5101 Tractor with cab, 3 Kubota small tractors for bin trailers, 1 Ford 3000 Tractor, 1 tree line sprayer with tractor, 12 bin trailers, 12 full size aluminum ladders, 1 ladder trailer, 2 forklifts, 1 four-wheeler orchard bike, quantity wooden bins, fertilizer spreader, 1 Tornado spray pump, 100 bin cool store, 1 cherry grader, 1 Hydra Cooler, 2 slashers, 1 mulcher, land grader, chisel plough. PLANTED ORCHARD: Approximately 43,728 trees of mainly popular varieties of close plantings with two areas being under development and to be planted to cherries and apples. REMARKS: Moondooma is a top-class orchard which has been managed and developed over many years by the present owners. Situated in a very prominent position and having first class horticultural soil. New plantings that will increase production and with a quality home with town water connected genuine buyers are invited to inspect. Opportunity to purchase the Orchard only (without the residence) for \$2,100,000 Call Les Young or Glenn Young for an inspection. Note: While all care has been taken in compiling these particulars which have been supplied by the Vendors and to their knowledge are correct, we as Agents acting for the Vendors cannot accept any responsibility any errors or misdescriptions if any. Property Code: 4005