

186 Ohares Road, Nathalia, Vic 3638



Sold Cropping

Friday, 29 March 2024

186 Ohares Road, Nathalia, Vic 3638

Area: 458 m2

Type: Cropping



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Contact agent

If purchased now, the canola crop pictured will be given in with the sale. High quality farming land to be offered, as a whole, in the well held Picola District. These properties at Ohares Road, Nathalia have a total farming area of 455 ha / 1132 acres (approx.) with a total 10 titles. This consolidated area provides the professional farmer to acquire a very viable farming footprint in the Picola district, underpinned with valuable lifestyle sized titles along the Broken Creek. Lot 1 - 186 Ohares Road, Nathalia comprises 3 titles, totaling 541 acres and has the original home site with a new planning permit available to rebuild an ideal family home. The original shearing shed sound enough to utilize with new yards required with access to a central laneway system and power on site. The irrigation system is predominantly pipe & rise via the channel service point with flood irrigation layout and some dry cropping areas. A natural depression provides natural drainage to this area which is fenced off and utilized as a feedlot for finishing lambs. One of the additional features is a small hangar and air strip, and 3 road frontages providing strong boundaries to this property. Lot 2 - 4 Ohares Road, Nathalia/156 Tinklers Road, Nathalia provides a total area of 212 acres with 2 titles, access to the channel system and an irrigation bore with 300 megs of water on the spear point. Ideal red sandy loam for intensive fattening or lucerne production. 2000 Ton grain storage pad and a feedlot system has been established with 12 fixed cells and cable-way feed system direct from silo's providing the total farm an ideal value adding window of income for the cereal growers. 8 automatic sheep feed pens with grain batching plant. Main power to shed. Lot 3 - West corner of Murrays Road & OHares Road, Nathalia comprises 202 acres, 3 titles, south side of Ohares Road directly opposite Lot 1 with very secure boundary fencing and two road frontages. Lot 1 provides water to this lot. All red sandy loam with irrigation access off the Broken Creek. Lot 4 - East side Murrays Road comprises 71 ha / 177 acres, 2 titles, similar soil type of fine sandy loam with access to water off the broken creek on the south boundary. A farm to suit lucerne or horticulture production currently in a cropping program and performing well.