

**295 Dawson Road, Arcadia, Vic 3631**

**nockingstuart**

**Acreage For Sale**

Saturday, 4 May 2024

295 Dawson Road, Arcadia, Vic 3631

**Bedrooms: 4**

**Bathrooms: 2**

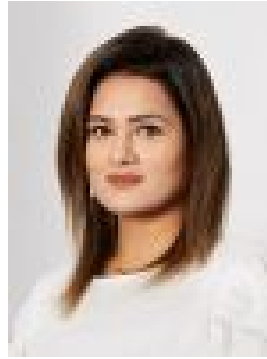
**Parkings: 2**

**Area: 80 m2**

**Type: Acreage**



Love Sharma  
0430534802



Samaira Ahuja  
0416382477

**\$2,100,000 - 2,400,000**

Hocking Stuart represents a magnificent opportunity for buyers to secure almost 200 acres of irrigation land in the "Heart of the Great Goulburn Valley" The land itself comprises 79.26 HA (195.85 acres approx.) and its improvements include a brown brick veneer home (1970s) with 4 good sized bedrooms, separate lounge, kitchen meals, full bathroom, spacious laundry and toilet. Ducted heating and cooling throughout as well as a combustion wood heater. There is a workman's toilet in the garage behind the large carport. Farm improvements include a 73' x 35' machinery shed with lock up workshop, concrete floor and power. There is a 2nd machinery shed approx. 60' x 35' shed with dirt floor. There are two hay sheds with one near the home, and one further down the farm. Some years ago, a depression was developed to recycle water back through the farm, troughs are in most paddocks. This property is ideally situated with freeway frontage (1.5 hours from Melbourne) and only 20kms back into the Greater City of Shepparton. It will be sold with 2 megalitres of High Reliability Water and has a Delivery Share of 1.77 megalitres per day. The Successful Purchaser will have first right of negotiation to purchase the existing water right of 149.9 megalitres of High Reliability Water and 79.7 Megalitres of Low Reliability water at an agreed price between Vendor and Purchaser.