

143 Elliotts Road, Elingamite, VIC, 3266



Sold Rural

Wednesday, 18 September 2024

143 Elliotts Road, Elingamite, VIC, 3266

Bedrooms: 4

Bathrooms: 1

Type: Rural

Excellent South West Victorian Mixed Farming Enterprise

HIGHLY SOUGHT AFTER PRODUCTIVE SECURE ELINGAMITE AREA - ONLY 10 MIN. SW OF COBDEN
RICH WELL BALANCED ARABLE COUNTRY - ADJACENT TO LAKE ELINGAMITE
1,179 ACRES - "Triplejism" - 477 HECTARES

To be offered as a whole or in 3 superb contingent lots.

LOT A: HOME PLACE (824 Acres) - LOT B: (235 Acres) - LOT C: (120 Acres)

Note: Lot A approx. 1,000 acres of milking platform which includes Elingamite Lake frontage; unused govt. road lease land.

DAIRYING - BEEF BREEDING/FATTENING - PRIME LAMBS - RURAL INVESTMENT

- High calibre well developed and maintained holding in a particularly favoured district; suitable to a myriad of agricultural pursuits. Currently operating as a highly profitable dairying operation.
- Particularly reliable rainfall area - long term annual ave 950 to 1,000ml (36-40")
- Well balanced and fertilized soils (OlsenP's plus 30) carrying full improved perennial pastures. Excellent operational improvements.
- Abundant bore water supplies pressurized to troughs in all 74 well fenced paddocks - central laneway system.
- Spacious 4 BR BV home in a lovely est. garden. Additional 3 BR home. Nearby School buses to Primary and Secondary Schools. Mail at gate.
- Fully auto 50 unit Rotary Dairy, 3 Phase power, 700 cow yard, staff office/meeting room.
- Suite of machinery, workshop, calf, hay and implement shedding. Excellent set of large cattleyards with crush area.
- Vandenbosh irrigation from 25ml effluent dam.

REMARKS: A rare opportunity to secure quality rural country of proven productive versatility in an attractive convenient and sought after position.

Information Memorandum and Draft Contract Available.