

Sold



705 Echuca Rd, Ardmona



## Rural Portfolio – Account Alex Arena – Dairy Farms – Fodder Farms – Lifestyle Properties

Kevin Hicks Real Estate in conjunction with Youngs & Co Real Estate will be conducting a rural portfolio auction on account of Alex Arena. Alex has accumulated the properties over the past 20 years all within a short distance from each other in the Coomboona/Mooroopna district.

There will be 6 properties offered and sold separately on or before auction to be held at the Parklake Hotel Shepparton on September 21st at 1pm. The common strength of the properties is the quality soil type, location and close proximity to Mooroopna.

Having said that, all the properties offer something different and will suit all types of rural buyers including dairy, horticulture, fodder and horse/lifestyle buyers.

📏 142.00 ha

**Price** SOLD for  
\$1,700,000

**Property Type** Residential

**Property ID** 2003

**Land Area** 142.00 ha

### Agent Details

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## AGENTS IN CONJUNCTION

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Lot 1: 705 Echuca Rd, Ardmona – 142 ha – (approx. 350 Acres) “Warrawee Park” “Warrawee Park” which was purchased from the Hicks family and historically has always been a highly regarded stud farm. Since Alex acquired the property many improvements have been made, including a recently built feed barn or calf rearing shed, the calf paddocks with shelters, the dairy and veterinary facilities have been built to house the elite dairy herd the Arena family has bred and known worldwide.

The property is the perfect 300 plus cow operation with 3 homes (including the original homestead), quality soil type & fencing, a 202 megalitre bore and a surplus water storage turkey nest and re-use sumps providing irrigators quality infrastructure to work with. First right of refusal for water shares at market value.

Lot 2: 115 Turnbull Rd, Ardmona – 79.75 ha – (approx. 197 Acres)SOLD PRIOR TO AUCTION

Lot 2 adjoins Lot 1 on the west boundary and fronts Turnbull Rd. Once again a great location and soil type. There is a working dairy with a good fit out and a 3 bedroom residence in good condition.

Lot 3: 795 Echuca Rd, Mooroopna – 3.908 ha – (approx. 10 Acres) QUALITY LIFESTYLE PROPERTY This property will be highly sought-after being the right size and location for the lifestyle hobby farm buyer.Established tree-lined paddocks with troughs and irrigation access with 0.19 delivery shares. A fully refurbished and well-presented 4 bedroom home, swimming pool, and a separate bungalow/unit (in need of repair). Excellent shedding.

Lot 4: 480 Coomboona Rd, Coomboona – 47.81 ha – (approx. 118 Acres) “MCCARTY’S” HORSE GRAZING

PROPERTY A fully refurbished 4 bedroom home set deep on the block with excellent shedding and disused dairy. Very private and conveniently located only 10 minutes from Mooroopna and Tatura. Excellent soil and perfect for Lucerne and connected to the irrigation system with one service point and 1.06 delivery shares.

Lot 5: 518 Coomboona Rd, Coomboona – 64.92 ha – (approx. 160 Acres) FODDER/GRAZING BLOCK This property was originally part of Lot 4, “McCarty’s” title, and would value add to the production of Lot 4 dramatically. Presently an ideal fodder growing block for local district farmers or an ideal horticulture development with power into the old dairy site and the right soil type with 2.06 delivery shares.

Lot 6: 776 Coomboona Rd, Coomboona – 67.97 ha – (approx. 168 Acres) “THE RIVER BLOCK” The property has both quality soil type and a lovely aspect overlooking the state forest & tall river gums. Lifestyle buyers wanting a quality home site (STCA) will appreciate the position, quality and power runs alongside the north boundary. Farmers looking for horticulture, Lucerne or fodder/fattening will also have a strong appreciation of this lot with only 0.23 delivery shares and 2 service points to irrigate from.

Lot 7: 535 Warren Rd, Undera – 127.86 ha – (approx. 316 Acres) Situated on the corners of Warren, Hutchison and Sleeth Roads, Undera, this property provides medium scale farmers an opportunity to combine lifestyle with a rural income, 50% of the farm is laid out for flood irrigation. The ambience of the fenced off creek could be further enhanced with established re-growth of natural timbers or re-developed for grazing purposes. There is no Trust for Nature overlay on this land. The home is in need of repair with termite damage to all floor areas. However, the dwelling provides opportunity for the lifestyle buyer wanting a sound rural income with a home to renovate. A very good-sized hay and machinery shed will please. There is 1 service point and 1 S&D service point with 2.57 delivery share and no irrigation connection agreement or compensation taken for

any future development. 5 megalitres will be sold with the property.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.