

**LOCATION**

<b>Street:</b>	Ozenkadnook-Mortat	<b>Number:</b>	1295
<b>Street Extension:</b>	Road	<b>Town:</b>	Ozenkadnook
<b>Municipality:</b>	West Wimmera		

**PRICE**

<b>Method Type:</b>	Private Sale	<b>Sold Price:</b>	\$ 2,575,200
<b>Passed In Price:</b>	\$ 0	<b>Sold After:</b>	\$ 0
<b>Then for Sale:</b>	\$ 0	<b>Sold Before:</b>	\$ 0

**SIZE**

<b>Land Area:</b>	868.4553 ha
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**PROPERTY TYPE**

<b>Property Type:</b>	Cropping
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**SALE DATE**

<b>Sale Date:</b>	26/2/2015
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**SALE AGENT**

<b>Agent 1:</b>	Elders, Horsham.
<b>Agent 2:</b>	

**IMPROVEMENTS**

Sale agent says there is a 1970s built white brick veneer and tiled roof double fronted house on this cropping and grazing farm. Inside the house there is a kitchen with electric cook top, wall oven, a breakfast bar and plenty of cupboards and a meals area. There is also a formal dining area, a split level lounge room with combustion fire, a bathroom and a laundry. House has polished timber floors and airconditioner. Sale agent says the house and farm improvements have been well maintained or upgraded since 2002. There is a 3 stand raised board corrugated metal clad and timber framed electric shearing shed 18 metre by 12m, large capacity steel and timber sheep yards with bugle race and dip, 2 stand crutching shed, a metal sheet clad open front machinery shed 18 metre by 12m, 2 silos and a set of metal cattle yards. Property gets water from a bore with a submersible pump piped to holding tanks and troughs, a second bore with a windmill, tank and trough plus surface fill dams. Domestic water is from a number of rainwater tanks connected to sheds. The property is divided into 6

large paddocks set up for GPS farming.

### **PROPERTY DESCRIPTION**

This 868.4553ha (2146 acre) property called Woorabinda is about 33km north of Edenhope. Sale agent says the property is in a 500mm annual average rainfall district and in previous growing season had produced good crops of wheat and faba beans. Sale agent says the property has mixed grey, black and red loam soil types highly regarded by locals as desirable for suitable for cereal, canola and legumes. Land also has been grazed by sheep and adopted a clover pasture rotation. This property was passed in at auction on October 31, 2014 for \$1000 vendor bid an acre or \$2,146,000 and was then listed for sale \$1380 per acre or \$2,961,480. Sold \$2,575,200. Private sale finalised Feb 26.