

365 Limonite Road, Darlimurla, VIC, 3871



Rural For Sale

Sunday, 3 November 2024

365 Limonite Road, Darlimurla, VIC, 3871

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Type: Rural



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260 Acres of Agricultural Excellence: A Legacy Property with Endless Possibilities

Available for the first time in six decades and offering outstanding potential, this property is ready for its next chapter, it's the perfect canvas for an experienced farmer, equestrian enthusiast, or lifestyle buyer looking to expand their income streams. Offering three unique titles, premium soils, and versatile infrastructure, this farm is primed to continue producing income for generations.

Key Features Across All Titles

***Equestrian Potential:** With access to scenic riding tracks bordering the state forest, this property offers ample space for riding, building stables, and establishing dedicated equestrian facilities.

***Productive Soil Types:** Heavy-carrying grey soils, sandy loams, and rich red soils within a superb rainfall region, supporting diverse farming and grazing operations.

***Strong Water Resources:** O'Gradys Creek and approximately eight dams (gravity-fed to troughs) ensure a reliable water supply for livestock, making this a resilient setup for all seasons.

***Infrastructure for Success:** Three hay sheds, calf sheds, three 5m x 5m open-bay machinery sheds, a silo and feed system, and secure boundary fencing are all in excellent condition.

***Updated Family Home:** The renovated home features a modern kitchen with Caesarstone benchtops, a main suite with ensuite, and an inviting guest bungalow. It's set up for comfort and practicality with a large undercover entertaining area for family gatherings or hosting guests.

Title Breakdown ***Title 1: 130 Acres with Hay Storage – Equestrian Potential**** This 130-acre title is well-suited for livestock or equestrian facilities, featuring ample storage in the large hay shed. The gently rolling hills and soil diversity provide a solid base for grazing or converting sections into equestrian arenas and stables, with easy access to the property's riding trails.

Title 2: 80 Acres with the Main Residence, Dairy Facility and Extensive Shedding* The heart of the property, this title boasts the updated home and various sheds to support both farming and potential business opportunities.

Here's what you'll find:

Modern Kitchen: Caesarstone benchtops, 900mm gas cooktop, dishwasher, and storage galore
Living and Dining: Open-plan dining area with reverse cycle heating/cooling, a cozy lounge with solid fuel heating
Bedrooms: Main bedroom with walk-in robe and ensuite, plus two additional rooms for family or guests
Outdoor Entertaining: Large undercover area designed for gatherings, rain or shine.

Guest Bungalow: A self-contained two-room space with a lounge area, ideal for visiting family, friends, or potential income from short-term rentals
This title offers an exciting opportunity to revive the disused dairy, featuring an 8-a-side milking setup and a 4800-litre vat—ideal for generating additional income or diversifying operations.

Other facilities on this title include: **Machinery Sheds:** Three 5m x 5m open bays
Garage: A 5m x 6m steel garage with power
Feed Storage: Silo with an operational feed system, making this a prime title for both current and future farm operations

***Title 3: 50 Acres Prime farming land** Located just 15 minutes from Mirboo North, 35 minutes to the Victorian Livestock Exchange, and roughly 2.5 hours from Melbourne's CBD, this property is a rural gem with serious earning potential. The versatile titles provide options for income, from livestock farming and equestrian services to dairy production or even

eco-tourism through the guest bungalow.

For the experienced farmer, this property offers robust infrastructure and productive soils that have proven their value over six decades. For the equestrian-focused buyer, it's a dream setup with direct access to scenic riding trails along the state forest boundary. This Boolarra South farm is ready to be your legacy, offering income for life and the potential to create a vibrant, multi-faceted agricultural or equestrian operation.

Contact Racquel Dickson 0421 333 115 to view. First National LATROBE