

## Excellent improvements on a small holding

Price : SOLD

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**Area & Tenure:**  
1,574 Acres, (637.25 Hectares)

**Situation:**  
8 Km West of Albert on Minemorong Road

**Description:**  
Flat to undulating Quartz loam, lightly timbered with Box, Wattle, Kurrajong, Belah and Iron bark. 300 Arable acres.  
Watered by 5 dams. Average annual rainfall of 18" (457 mm)  
Fenced into 6 paddocks with netting and hinge joint.

**Structural Improvements:**  
3 Bedroom Weatherboard home with sleep outs plus 2 bedroom workman's cottage  
Hay shed, bulk shed, double garage, single garage.  
4 Stand steel shearing shed  
Steel sheep yards, wooden cattle yards

**Features:**  
- 1,574 Acres  
- Three bedroom home plus 2 bedroom cottage  
- 8 km To Albert  
- Shearing shed and cattle yards  
- 300 Acres arable

Inspection by appointment only

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.

**Representative**  
Jason Hartin

**Property ID 5982309**

**Schute Bell**  
Property



**Sydney Office**  
Ph: (02) 9892 0700  
[www.schutebell.com.au](http://www.schutebell.com.au)

