

Grazing Property with Plant & Equipment included

Price : SOLD

3 0 0

Area & Tenure:

97.1 Hectares (239.9 Acres)* Freehold

Situation:

27 km NW of Gunning, 38 km SW of Crookwell, Goulburn 59 km, 74 km Canberra 74 km & 266 km Sydney. All weather road access.

Description:

Undulating country with clay loam and shaley soils. Scattered shade timber comprising Stringy Bark, Red and Yellow Box and Eucalypts. Pastured with natural grasses and clovers. Harts Creek runs across the property.

Watered by Harts Creek plus two seasonal creeks. 6 farm dams. There are two rainwater tanks..

625 mm (25" average annual rainfall.

Fenced into 5 main paddocks with a mixture of hingejoint/barb, plain/barb and netting/barb. Fencing could be described as fair to good with some new fencing.

Improvements:

Comfortable 3 bedroom Hardiplank home (Const €74/€75). Open plan Kitchen/Dining/Lounge room with wood heater and split A/c system. Kitchen also features a freestanding woodstove, electric oven and cooktop. Separate Bathroom, Toilet and Laundry and enclosed front Verandah

- Machinery shed € Steel Const. Three sides enclosed.
- Storage Shed € Fully enclosed
- Garage € Steel Const

A very useful collection of plant and equipment is included in the sale.

Features:

- Easy commute to Canberra, Sydney & service centres
- Equipped with a Home & Sheds
- Harts Creek running through the property
- Plant & Equipment included
- Suit Sheep or Cattle grazing

*Approximately

This information has been obtained from our vendor(s). 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
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Schute Bell
Property



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