

## Farming or Grazing in a Choice Location

Price : Under Contract

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### Area & Tenure:

163.31 Hectares ≈ 403.5 Acres Freehold

### Situation:

3 kms west of Gunning fronting Medways Lane (All-weather) and Dalton Road. 40 kms Yass, 67 Km Canberra, 242 km Sydney & Goulburn 46km.

### Description:

Fertile undulating open granite country. Predominantly natural grasses and clovers. Lightly scattered shade timber of Yellow Box and Gum. Mostly arable. Watered by 11 dams. Long term average rainfall of 645 mm (25 ≈ 26 inches). Fenced into 8 main paddocks. Stockproof to good condition being a combination of hinge joint/barb and netting/barb.

### Features:

- Spectacular views
- Choice location ≈ 1 hr Canberra 2 ½ hrs Sydney
- First time offered for sale
- Development opportunities STCA

Inspection by appointment only

Schute Bell Badgery Lumby

Cam Mclvor Mob: 0429 900 118

Nutrien ≈ Yass

Anthony Harris Mob: 0408 241 964

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  
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Property



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