







This Is The Property - Over 100 Acres 2 Titles - 5 Bores

3 1 66 435,166m2

SET DATE CLOSED 31ST JULY.

Are you in search of a remarkable agricultural pastoral farm? Look no further! We are proud to present to you this extraordinary property and one of the finest pastoral farms in the district.

Let's begin with the house, which offers practical living to those looking to renovate. Built by the Owen family in the 1950s, this 3 bedroom, 1 bathroom home can accommodate your needs. With a classic terracotta roof and single skin rendered brick, it exudes charm and character with potential to update for weekender purposes, managers residency or permanent living solution. The kitchen area has been extended, featuring an island bench and modern appliances. The hardwood timber floor can be improved in keeping with the farmhouse style and is complemented by a wood heater and air conditioner for year-round comfort.

Price	SOLD for $3,100,000
Property Type	Residential
Property ID	308
Land Area	435,166 m2

Agent Details

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In addition to the house, the property boasts an array of exceptional amenities. The grounds cover a substantial land holding of 107.5 acres, divided into 2 titles with 2x separate 3 phase meters. You'll find 2 dams and a pond, along with 3 settling dams originally used for the cultivation of carrots. The property is fully perimeter fenced with ring-lock and 7-strand fencing, with an electric energizer which can be reinstated. The biggest feature of this property is its water.

Apart from 2 large concrete tanks, water access is provided by 5 bores, including the tank bore and backup bore at the rear of the property. The main bore is at the front of the property, separately metered and on a different title. Supporting this are the combined water rights of 40mgL commercial and 92mgL irrigation.

Shedding and storage on the property is extensive. There are 3 small sheds and tool shed adjacent to the house plus the main machinery sheds. The first is a generous 10x20m concrete-based open shed with 3 bays. The second shed serves as an operating cool store, while the third is an impressive 20x30m concrete-based structure. Lastly, a 20x25m concrete-based shed, including a cool store, completes the setup for agricultural use.

One remarkable feature of this property is the inclusion of an NBN internet tower lease. This lease generates a passive offering additional financial benefits. With its ample land size, significant water access, and shedding, this property is an exceptional investment opportunity. Don't miss your chance to own this remarkable piece of real estate. Call today to arrange a private inspection.

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