



## FOR SALE

### QUALITY GRAZING/CULTIVABLE FLATS/WATER SECURITY

432 acres of predominately bottle tree red scrub soil grazing with permanent waterholes along the gully and 4 dams. The property is currently used for grazing, but the large area of flats has been cultivated in the past.

- 175.2 Hectares/432 acres
- Water security from a chain of waterholes and dams
- Rich red scrub soil
- Fencing in good condition
- Approximately 75% cleared with good stands of timber including ironbark and spotted gum for future fencing and yards
- Bitumen road frontage
- Pasture improved with Rhodes, green panic and legumes to compliment native pasture

For further information and inspection contact local agent:  
Wendy Kelly 0409 270 496

0 BED | 0 BATH | 0 CAR

PRICE:  
\$380,000

OPEN FOR INSPECTION:  
N/A



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