



## FOR SALE

### "NUNN BETTER" - 2 TITLES - 140AC - "GOING CONCERN "

**FARM HOUSE:** Stunning views from the Verandah , look out to the mountains and view all the paddocks.

3 over sized Bedrooms plus an Office / Bedroom, Master with access to the Verandah and double walk in robes.

**KITCHEN :** - Chefs glory, Stone bench tops , huge Gas cooker, Large Fridge

Fantastic Open plan living, with super lighting and sound systems , you can even turn on the exterior lights from your Bed...

Walk into a very affordable well developed property - I have an extensive list of inclusions including the knives and forks...

Farm set up for Cattle and small cash crops

Tomato, Pumpkins Kent + Jap , Zucchini, Garlic , 2018 Golden Squash + \$800 from an ac of corr (test run) etc

**WATER** - Tanks , Bore , Spring Fed Creek and Dams - even in the Drought this farm still has an abundance of Bore Water , pumped up to a header tank and gravity fed to the Cattle yards and cropping section to run the flat tape for watering the Garlic and tomatoes (planted now)

**CROPS:** PUMPKINS Approx 6 tonnes this year GARLIC 2000 plants (ready this season)

RomaTomatoes sold locally \$500, Mandarins 50kg per year, Limes 50kg per year Other Fruit: apple, plum, Barbados Cherry, Grape

**SHEDS :** Steel shed with half for implements , other for humans, Toilet shower, kitchen and lounge area, this makes the outdoor work easier and it could be used for Workers ! plus 2 x containers with cover and carports attached.

**PASTURE IMPROVEMENT:** 2.5 ac Oats and trifactor lucerne planted , balance of paddocks Creeping Blue grass, Burgundy bean (legume) and Rhodes grass

**CATTLE :** 7 Cows and a Droughtmaster Bull.

All Poultry and farm pest controllers ( The Cats!)

Ag Bike, unregistered Farm vehicles, Tractors and implements , tools, everything you will need to just walk in and take over. This is a Genuine Sale for Health reasons this Fantastic Farmer has to relinquish the love of his life, there is a lot more information I could add here but to do justice please make an arrangement to view and take in everything that has been developed awaiting a new active Farmer.

3 BED | 2 BATH | 4 CAR

**PRICE:**  
\$875,000

**OPEN FOR INSPECTION:**  
N/A



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