



SOLD

A HANDY STARTER BLOCK

476 acres situated at Bancroft approx 20min drive from Monto

- * Improved pastures - Been planted to Buffel, Rhodes, Seca Stylo + native grasses
- * Open blue gum creek flats, undulating, appletree & silverleaf ironbark rising to timbered narrowleaf ironbark ridges with seca planted throughout
- * Good fencing throughout with majority split posts, fenced into 5 paddocks with timber yards & vet crush, day yards & holding paddocks
- * Electric submersible on bore pumping approx 12,000 gph + windmill articulating to tanks & troughs & 6 Dams
- * Running 45 Breeders + weaners
- * Large machinery shed, 4 bay workshop with power & powered large hay shed with grain silo's within
- * Delightful 3 bedroom home with polished floors & carpeted bedrooms - 2 with built-in's
- * Tiled bathroom with separate toilet
- * Energy efficient - 4.2 kW solar + wood burner + A/c in living area
- * 2 room quarters at the rear of the home with power - teenage retreat or maybe a guest house

NOTE: Boundary lines are ONLY a guide and are approximate

Need help with finance - talk with Kylee, we have a finance broker on standby.

3 BED | 1 BATH | 3 CAR

PRICE:
\$640,000

OPEN FOR INSPECTION:
N/A



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