




Sold

Cappello & Co

187 RATHBONE ROAD, THARBOGANG, NSW, 2680

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Cappello & Co



BROAD ACRE HOLDING WITH HOUSE AND MINUTES FROM CBD

PRIMED FOR PRODUCTION

118* Hectares | 293* Acres | 2200 Delivery Entitlements | 3 bedroom Cottage

Located only 7km South West of Griffith, 187 Rathbourne Road has been well modified for broadacre, also the potential for permanent planting or a mixture of both. The farm consists of red loam self mulching soils which have been heavily land-formed and will be completed working within a purchaser's farming program.

- The majority of the farm consists of Approx. 80 hectares of broad acre roll over bankless channels with a large drainage channel /holding cell.
- A smaller portion of approx. 17 ha still to be land formed to design and with topsoil put back in place
- Updated 3 bedroom 1 bathroom cottage with separate dining & lounge, split system R/C A/C, wood heating, 2 carport and set in established yards.
- MI access with a large supply system in place on the farm (To be completed)
- Footings with power and water plumbed for temporary building accommodation
- The farm is serviced by 3 roads and multiple access points to the farm
- Tar road access from Walla Avenue onto Rathbourne Road.
- Great to build a large shed with B Double/Road Train access (STCA)

A holding for multiple buyers either your first farm, investing or additional add-on block to your

PRICE:

\$1,337,500

OPEN FOR INSPECTION:

N/A

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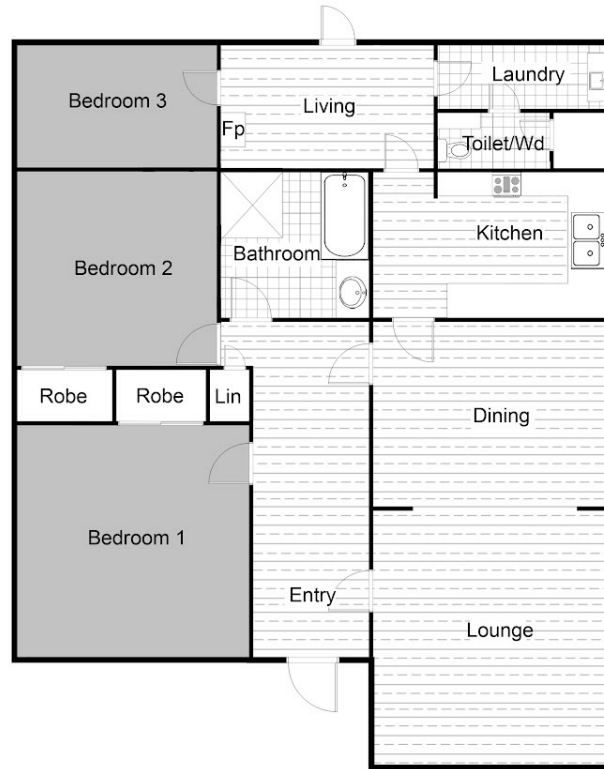
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Property

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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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