

ADDRESS UPON REQUEST



FOR SALE

IMMACULATE

This impressive 40.27ha property offers a fantastic combination of productive grazing country and lifestyle appeal. Featuring mostly flat to gently undulating land, the property is well set up and ready to go.

Currently divided into three main paddocks with centrally located cattle yards, the property boasts immaculate internal and external fencing throughout. The paddocks are clean and well established with predominantly Setaria and Brachiaria grasses, complemented by creeping verna for added pasture quality.

The centrally positioned cattle yards are generously sized and capable of comfortably handling the entire herd. Additional infrastructure includes a molasses tank and pump conveniently located at the yards.

A council-approved 3-bay besser block shed has been thoughtfully fitted with a shower and toilet, offering excellent potential for conversion into a comfortable residence or weekend retreat. Adjacent is an open steel-framed shed with a 20-foot shipping container, providing ample storage and machinery shelter.

Included in the sale are approximately 35 well-grown steers, along with a 58hp John Deere tractor complete with slasher and post hole digger.

Adding to the property's lifestyle appeal, the sizeable Theresa Creek forms the south-eastern boundary, offering private access to permanent water and an ideal setting to relax and enjoy the natural surroundings. Water is supplied via a twin impeller pump from the creek to a header tank, servicing both the shed and cattle yards through a gravity-fed system.

Every aspect of this property reflects care, presentation, and functionality. Whether you are looking for a productive grazing block, a lifestyle escape, or a property with future potential, this opportunity is not to be missed.

- 40.27 ha
- Good fencing
- Good pastures
- Council approved better block shed

0 BED | 0 BATH | 0 CAR

PRICE:
\$1,350,000

OPEN FOR INSPECTION:
N/A



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