



Plainland



## What a Little Ripper 14 Acres

If you've been looking for that little farm all set up and ready to go, well look no further... Loads of Sheds, cultivation, grazing perfect for horses and cattle all located in the fast growing Plainland Area. Featuring:-

Improvements: 12m x 10m x 4m High Enclosed Steel Shed with 3 Phase Power and Concreted/ 13m x 16.5m Hay Shed in GC/ 12m x 6.5m Steel Machinery Shed/ 12m x 7.5m Steel Shed Fully Enclosed with 3 Doors, Powered, Concreted, Teenage Retreat and Full Length Concreted Awning by 4m Wide/ 3 x Dog Pens/ Chook Yard-Shed/ Old Timber Cattle Yards/ Old Dairy Shed/ Fenced in to Paddocks/

Water: Large Dam with great catchment for refilling/ Dam is used to water crops so very reliable/ Old Well Not Equipped/ 5 x Approx 5000g & 2 x 3000g Water Tanks/ Town Water is Available to be Connected/

Land: 5.70Ha or 14.03 Acres/ Approx 7 Acres Light Scrub Soil Cultivation/ Balance being Grazing/ Level Block with Small Gully Running through But No Flooding/

Dwelling: Solid 3 Bedroom 1 Bathroom with Office-Study Cladded Home/ Sleep-out/ Built-ins in Main/ Separate Lounge Room and Kitchen Areas/ Separate Toilet/ Large Laundry with Shower/ Covered Entertaining Area/

Below Replacement Cost Call Today For Your Inspection.

3 Bedrooms 1 Bathrooms 17 Car Spaces 14.08 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1346
<b>Land Area</b>	14.08 ac

### Agent Details

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### Office Details

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