



## Lot 501 Callaghans Creek Road, Gloucester



### "AKUNA" - Callaghans Creek Road, Bundook

#### THIS ONE TICKS THE BOXES

This property has many of the attributes that would suit both the professional cattleman or the starter, with gettable country that would improve quickly and show good capital gain potential.

With near new to new boundary and holding paddock fencing recently done, any further subdivision of paddocks would be at the new Owners discretion. The 29 m x 9 m lock up shed with a cement floor is well located centrally on the property and has 2 x 11,000 litres rain water tanks attached to the shed.

Approx 1 km of big river frontage to the Gloucester River on the Eastern boundary is a huge asset to further run a solar pump and stock troughs for clean water to all parts of the property. Most the land is very accessible for tractors and agricultural machinery for mulching, aerating and lime application which would show immediate returns.

Currently running comfortably 50 to 60 C+C all year round, this parcel of land has huge potential for further growth.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

 113.70 ha

<b>Price</b>	\$1,500,000 ONO
<b>Property Type</b>	Residential
<b>Property ID</b>	205
<b>Land Area</b>	113.70 ha

#### Agent Details

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