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## QUALITY CATTLE COUNTRY YOU WON'T FIND BETTER VALUE

### GARIBALDI, WALCHA/YARROWITCH

Sought after eastern fall cattle country located 65km east of Walcha in a reliable rainfall area. Currently used for a fattening operation but is equally suited to breeding. This is a well managed tidy property and is for genuine sale. Inspect now.

<b>Sales Method:</b>	Private Sale
<b>Listing Number:</b>	0555
<b>Price:</b>	\$1,495,000.00
<b>Property Type:</b>	
<b>Land Size:</b>	Approx 1,130 Acres - 457 Hectares

**Situation:** Located 65km east of Walcha near Yarrowitch.

**Country:** Mostly cleared sloping and undulating country with a few small sleeper areas featuring productive basalt derived soils with a long super history, approx 60 - 70% arable. Apart from 2 small timbered areas the property has only large shade and shelter trees remaining that consist of mainly Apple Box, Yellow Box, Stringy & Gum. (Heavily timbered areas in background of photos are NOT in the property)

**Water:** Very safe water from large dams, springs and permanent gullies, water is never a problem in any conditions.

**Carrying Capacity:** Normally runs around 400 steers that are grown out to heavy feeders or fats, equally suited to running cows if desired and is estimated to run between 250 and 280 cows and calves.

**Fencing:** Very well fenced into 8 main paddocks plus holding yards, fencing is new or in very good condition.

**Improvements:** Very comfortable 4 bedroom weatherboard home with modern kitchen, machinery shed with power, lock up shed and quality timber cattle yards with crush, loading ramp etc.



**Disclaimer:** The above information has been supplied to us by the vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.