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## PLENTY OF ACRES CLOSE TO GUNNEDAH

### 175 BARLOW ROAD, GUNNEDAH

An attractive property close to the thriving rural centre of Gunnedah, suited for a range of purposes and could be used to run livestock or grow forage or cash crops or build the home of your choice. Good value close to Gunnedah. For genuine sale.

<b>Sales Method:</b>	Private Sale
<b>Listing Number:</b>	0537
<b>Price:</b>	\$550,000.00
<b>Property Type:</b>	Mixed Uses
<b>Land Size:</b>	Approx 232 Acres - 94 Hectares

**Situation:** Only 10km west of Gunnedah via mostly bitumen road

**Country:** The country ranges from good quality cultivation through to semi timbered grazing country. There is approximately 180 acres that are arable and 50 acres of grazing. Overall good quality.

**Water:** Excellent water from a bore equipped with a solar system that pumps to header tanks, from the header tanks water is gravity feed to a trough reticulation system. There is also a good reliable dam.

**Carrying Capacity:** Heavy carrying country that could be used for a range of agricultural pursuits.

**Fencing:** Well fenced into numerous paddocks of varying sizes, there is a fencing program currently underway to finish a laneway system. The fencing is mostly in very good order.

**Improvements:** Power runs through the middle of the block and is located where the better home sites are, 2 x 40tn near new HE silos and steel cattle yards with crush and calf cradle.



**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 .