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## QUALITY MIXED FARM WITH HUGE DEVELOPMENT POTENTIAL

### PANDORA NORTH, BUNDELLA

Pandora North is located in one of the country's most regarded & sought after agricultural districts. The property has huge untapped potential to increase production & realise instant capital gain.

**Sales Method:** Private Sale  
**Listing Number:** 0552  
**Price:** \$2,600,000.00  
**Property Type:** Mixed Uses  
**Land Size:** Approx 1,740 Acres - 704 Hectares

**Situation:** Located at the base of the Liverpool range 20km south of Premer, 90km west of Quirindi, 1 hour south of Gunnedah and around 1.5hrs from Tamworth.

**Country:** The country ranges from level creek flats through to large areas of previously farmed sloping arable country with the balance being gently rolling open grazing. Approx 60% arable.

**Water:** The property is watered from two bores and one well that feed to troughs.

**Carrying Capacity:** The property is suited to a wide range of agricultural pursuits. There is huge potential to breed or fatten large numbers of stock on crop, pasture or grass plus some cash cropping.

**Fencing:** All fencing is in stock proof condition and the property is split into numerous paddocks.



**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.