

SOLD



20 Grants Rd, Wards River



'Eastlyn' - Once in a Lifetime Chance

This property offers the astute purchaser an opportunity to own one of the most highly regarded rural properties in the Gloucester district. The 5 bedroom home is in excellent condition with verandahs on the northern and southern sides. Water and soil are the main features of this property with the Wards River running down the northern boundary with a large dam for stock and irrigation, 20 meg licence. 100,000 litre above ground tank catches all rainwater for the house. There are approx. 40 acres pure alluvial river flats with potential for fattening and high carrying capacity leading back to the undulating hills to the south with a strong blend of basalt and ridge loam soils. All paddocks have well sited dams. All fences are in good condition with a central laneway allowing for easy cattle movements. All paddocks have adequate shade and weather belts with a predominance of mahogany and grey box timbers. Well designed steel cattle yards with undercover crush, scales and calf cradle. Separate yards with loading race are adjoining. A safe all year round carrying capacity of 80 cows and calves.

This property represents the opportunity to purchase a long held grazing area of high quality which are rarely available in this district.

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.

5 Beds 2 Baths 240.00 ac

Price	SOLD
Property Type	Residential
Property ID	36
Land Area	240.00 ac

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