

SOLD



1092 Bowman River Rd, Bowman



## LIFESTYLE - OUTLOOK - INCOME

An outstanding opportunity to obtain the ultimate property for beef production and recreation. Approximately 150 – 200 acres of quality improved country at the front of the property with 15 acres of alluvial river flats, 6 small paddocks with water troughs for intensive stock feeding and 54 meg irrigation licence with some irrigation in place. Fantastic bike or horse trails at the back of the property.

Farm improvements include - quality set of cattle yards with head bails and under cover race, 12 m x 15 m fully closed in hay shed with 2 bay machinery annex and 30 tonne silo. The fencing is in good order. There is an opportunity to purchase existing farm equipment and stock.

The house includes 2 complete separate living spaces with 2 x 3 bedrooms, mains with ensuite, 2 x large living areas with wood heaters, air con, carpet, 2 x electric kitchens, 2 x main bathrooms with toilet, shower, bath. Ideal for two families who could live separately. 5 car garage and work area next to house.

With approx 350 – 400acs. of well tracked bushland, the sky is the limit for recreational opportunities for horses, vehicles and ecotourism. A property with huge scope for diversity of income.

Must be sold to wind up Estate.

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.

6 Beds 282.93 ha

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	85
<b>Land Area</b>	282.93 ha

### Agent Details

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