



## Yarroweyah



### 18.14 Ha (44.8 Acres) Magnificent Lucerne Property

Magnificent soil types & great location, 5 minutes drive from town. Completely sown to well established lucerne giving a great return per ha. The property is completely lasergraded with excellent soil fall & access to recycle dam, 12 new large Padman stops for ease of irrigation & hayshed. 0.79 GMW delivery shares & 36 ML low reliability water right included. The property has been set up for ease of off property management & is one not too overlook.

*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.*

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#### Price

Offers around \$250,000 considered

#### Property Type

residential

#### Property ID

618

#### Land Area

18.14 ha

#### Agent Details

Andrew Gilmour - 0448 778072

#### Office Details

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