

**REDDEN FAMILY***Real Estate***0467 193 268**

500 Flora Reserve Road, Gilgandra

Asking \$695,000 FOR SALE

If you are looking for a starter block to get your feet into farming or to fatten some stock or if you are looking for a great little weekender to escape the city limits and enjoy the peace and quiet, then look no more as this property is only minutes from town supplies but far enough away to enjoy all the wildlife that the bush has to offer. Not only is this block productive but here at No. 500 Flora Reserve Road, you will come across a variety of bird life and nesting grounds in trees as well as a few pigs, roos and goats on the ground, you will definitely have something different to look at whilst driving around. The kids will love to explore the block either on foot, bike or horse and have a swim or fish in the creeks or even catch a few yabbies. There is certainly plenty to see and do and being only 12.5km approx.. from your nearest service Centre (Gilgandra) you will soon discover a great package to start your rural dream. From the moment you enter the front gates, you will soon appreciate the effort and quality of works that has been put into this property over the years. Fenced into 4 paddocks with all boundary and internal fencing in good condition and all paddocks having been sown down to tropical grasses making this holding ideal for grazing. There are excellent improvements such as a 4 bay open machinery shed, 40 foot shipping container, cattle yards complete with crush and loading ramp, amenities block complete with gas hot water and a 10,000 litre rain water tank with pressure pump and the bonus is the owners are throwing in various plant and equipment such as a caravan, Case 830 tractor, 14 disc Chamberlain plough, Blade stick rake, 2,200 litre fuel tank, John Shearer scarifier and combine. Stock is easily watered from any of the 4 dams. So, if you are looking to earn some extra income whilst enjoying a country atmosphere and escaping the city limits, then this holding is certainly worthy of your inspection.

PROPERTY OVERVIEW

Land Size: approx 500 acres/202.30 ha

Council Rates: approx \$918.39

LLS Rates: approx \$160.00pa

IMPROVEMENTS & INCLUSIONS

- 4 bay open shed
- Steel stock yards with crush and loading ramp
- Internal and boundary fencing in good condition
- 10,000 litres rainwater tank(s) with pressure pump
- 40 foot shipping container
- Amenities Block with gas hot water
- Franklin Wedge Caravan
- Case 830 tractor with blade stick rake
- 14 disc Chamberlain plough
- John Shearer scarifier and combine
- School bus daily to Gilgandra
- Mail Service (3 times a week)

The enclosed information has been furnished to us by the property's owners. Redden Family Real Estate has not verified whether or not that the information is accurate and do not have any belief one way or the other in its accuracy. Redden Family Real Estate 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 enquiries in order to determine whether or not this information is in fact accurate.

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Location

500 Flora Reserve Road, Gilgandra is located 12.5km north east of Gilgandra on the Newell highway.

Title & Statutory Charges

- 202.30 ha* or 500 acres*
- Lot 33 DP753369
- Gilgandra Shire Council rates - \$918.39pa*
- LLS: Central West - \$160.00pa*

* approximate only



Country

The country at 500 Flora Reserve Road is primarily cleared and flat to slightly undulating. It is 90% arable with sandy loam soil.

Timber and Grasses

There is approx. 50 acres of timbered country which is predominantly Ironbark and Pine, offering plenty of shade for stock and cattle yards. There are a variety of pasture improvements with tropical grasses.

Water

The property has 4 good sized dams and 10,000 litres of rainwater tank(s) storage.



Fencing

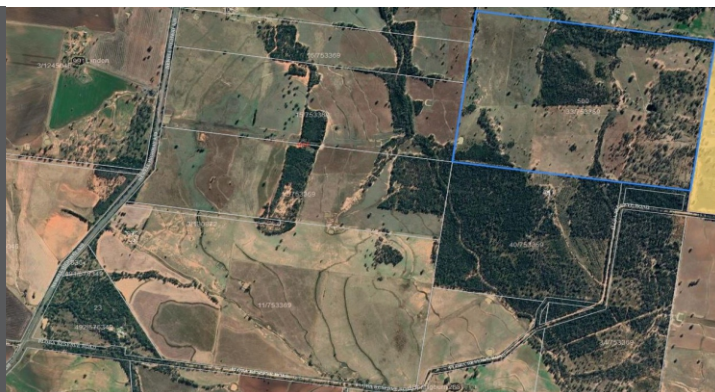
Fenced into 4 paddocks with all boundary and internal fencing in good condition. The boundary fencing is 7 line hinge joint with barb wire at top and 2 barb wire along bottom and all internal fencing is 7 plain wire.





AERIAL VIEW

**LOCATION
MAP**



AMENITIES

500 Flora Reserve Road, Gilgandra
Asking: \$695,000.00

FOR SALE



4 BAY SHED



CATTLE YARDS

RAINFALL

Estimated average
rainfall per year for district
is 21"

CAPACITY

This property has previously run
50 cows and 200 ewes.

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INCLUDED IN THE SALE



CARAVAN



TRACTOR



SCARIFIER



PLOUGH



COMBINE SEEDER



40 FOOT SHIPPING CONTAINER

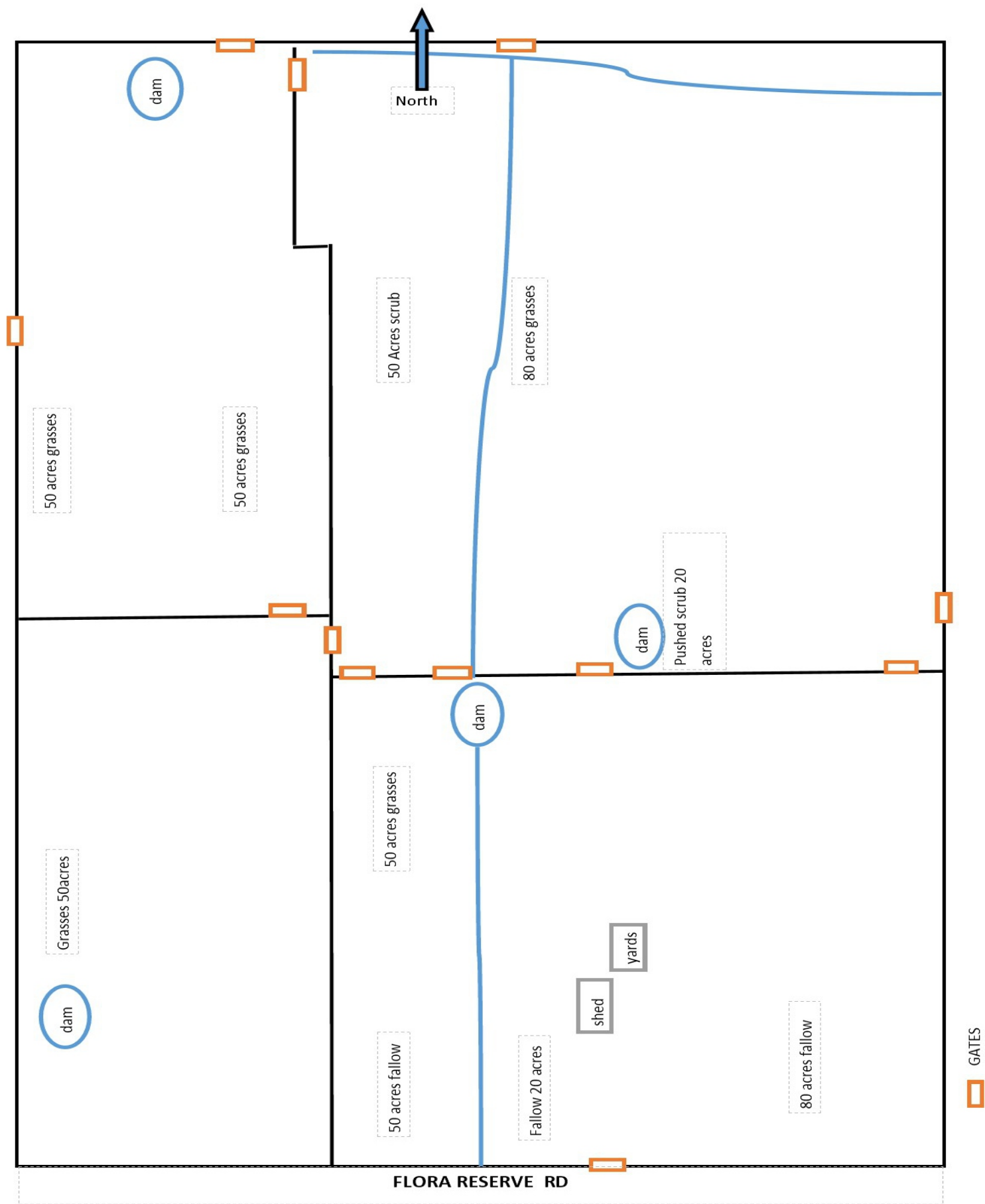
**Redden Family Real Estate recommends you obtain the following:
Independent legal advice, Unconditional finance approval, Pest & building inspections**

NOTES:



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500 FLORA RESERVE ROAD PADDOCK MAP





DISCLAIMER

This Information Brochure has been prepared for the Vendors. Reference to the Vendor includes their servants, officers, employees and any person purporting to act on behalf of them.

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