

**333 Lucks Lane, Lerida, NSW 2581**



**Lifestyle For Sale**

Tuesday, 23 April 2024

333 Lucks Lane, Lerida, NSW 2581

Area: 184 m2

Type: Lifestyle



Trish Brewer  
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Col Medway  
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**\$1,700,000**

LAWD is pleased to present for sale Willow Springs (the Property), an attractive grazing property with a superior permanent creek and the convenience of being 10\* kilometres off the Hume Highway at Gunning. The Property spans a total area of 184.1\*hectares (454.66\* acres) and is situated on Lucks Lane at Lerida. The Property is suitable for any mixed farming and grazing enterprises. Pastures comprise a productive blend of clover and native pastures. The Property is divided into four\* main paddocks; all paddocks have access to water. A stand-out feature of the Property is a 2.2\* kilometre frontage to the Meadows Creek and 1.8\* kilometre double frontage to Bushman Jims Creek, which provides secure water for livestock and recreation. Additional water is sourced from two rainwater tanks. Livestock water is currently supplied by five surface dams or direct access to the creeks. Under the current enterprise, the Property is conservatively carrying a self-replacing Dorper flock comprising 275\* ewes. The Property is enjoying good seasonal conditions presenting a strong body of feed.

**FARM INFRASTRUCTURE**

- 12m\* x 7m\* workshop shed, dirt floor.
- 12m\* x 7m\* accommodation shed, sleeping area, wood fire, concrete floors and basic bathroom facilities.
- Original shearing shed 2\* stand (unequipped).
- Three-phase power.

Privately located, all-weather access road, three kilometres from the Collector Road and 10\* kilometres from the Hume Highway at Gunning. Rural lifestyle opportunity within a one hour commute to Canberra, and under two hours' drive from Sydney on the Hume motorway. \*Approximately For further information, please contact our agent. Trish Brewer | 0409 524 901