

**399 Glenwood Lane, Bohena Creek, NSW 2390**



**Other For Sale**

Wednesday, 8 May 2024

399 Glenwood Lane, Bohena Creek, NSW 2390

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 4**

**Area: 164 m2**

**Type: Other**



Kim Rozendaal  
0407835207

## EXPRESSIONS OF INTEREST

399 Glenwood Lane is located 25 kilometres southwest of Narrabri via the Newell Highway. This block is the perfect property for someone looking to break into the farming market, alternatively, a great addition for an adjoining landholder! It is currently utilised as a grazing and horticultural farm with excellent water supply and the added security of a 19 unit irrigation licence. Farm: • 164.11 hectares of unrestricted freehold with a building entitlement. • Mostly level throughout comprising lighter red and grey soil types. • Predominately cleared with scattered timber shelter belts. • 98% arable with some improved pasture of native grasses. • 19 unit water access licence; three bores (two equipped, one unequipped), four dams, four tanks (3 rainwater) and troughs. • 4 x paddocks with stock proof fencing (steel & timber post with plain and barb wire construction). • Semi-permanent cattle yards of steel panel construction featuring steel loading ramp and crush. • Approximately 1000 established olive trees, including Paragon, Correggio and Franktoilo. • Machinery shed is a steel frame with a galvanized iron roof and wall construction with 3 open bays (81 sqm) plus an enclosed lockup storage/workshop area (40 sqm) with concrete floor. • There is an attached carport (27 sqm). Accommodation: • Large Colorbond shed with an insulated steel frame and concrete floor. • This shed has power and power points, a shower/bath and toilet and a basic kitchen with cabinetry fit out, windows with blinds and a floor area of 149.64sqm. • Rainwater tanks are connected, there is a hot water system and a clothesline. • Extra doors, some furniture, tiles and building materials to complete the renovation. • Overhead electricity and onsite septic sewerage system. Additional Details: • Rates - \$1,348.00 p/a • Completion of sale is subject to completion of inland rail (ARTC) offer for \*4.66 ha rail corridor on southern boundary. All Expressions of Interest (EOIs) must be submitted via the form by 10am on Tuesday 4th June 2024, to be valid to kim@krproperty.com.au or a form can be emailed to you. Please note this form is to advise of an expression of interest and is non-binding. Once submitted, the agent will send a confirmation email that we have received your form. If you don't receive a confirmation email within 24 hours, please contact Kim Rozendaal on 0407 835 207. All EOIs will be submitted to the Vendor for consideration. If your offer is deemed preferable by the Vendor, it will then proceed to formal contract. All applicants will be notified of the outcome of their EOI. Expression of Interest Form:

<https://krproperty.com.au/wp-content/uploads/2024/05/Expression-of-Interest-399-Glenwood-Lane.pdf>