

**795 YOUNGA PLAINS RD, West Wyalong, NSW  
2671**



**Cropping For Sale**

Wednesday, 17 April 2024

795 YOUNGA PLAINS RD, West Wyalong, NSW 2671

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 796 m2**

**Type: Cropping**

## Contact Agent

LOCATED 20 KM NORTH OF WEST WYALONG, GRASSMERE PRESENTS ARE VERY WELL MANAGED AND DEVELOPED BROADACRE CROPPING OPPORTUNITY TO ADD ON, DIVERSIFY AREA OR KICK START A CROPPING ENTERPRISE. CONSISTING 796Ha GENTLY UNDULATING SANDY RED LOAM SOIL, GRASSMERE IS TIMBERED WITH PINE, GREY BOX, KURRAJONG PREDOMINANTLY. FENCING IS GOOD STEEL ON THE MOST PART, AND COMPRISES 11 DAMS WITH IMPRESSIVE WATER HARVESTING CAPABILITY VI DRAINAGE SYSTEM. OTHER FEATURES INCLUDE:- 3 BEDROOM HARDI PLANK HOME WITH DOUBLE GARAGE- 3 STAND SHEARING SHED AND STEEL SHEEP YARDS- MACHINERY AND CHEMICAL SHEDS- NUMEROUS SMALLER OUTBUILDING AND HAY SHEDS- 440t GRAIN STORAGE- 43000 GALLONS OF RAIN WATER STORAGE GRASSMERE HAS ENJOYED AND STRINGENT LIME, GYPSUM AND CHOOK MANURE PROGRAMME, DETAILS AVAILABLE ON REQUEST. A VERY WELL MANAGED FARM, VENDORS ARE LOOKING TO INVEST CLOSER TO HOME.