

252 Kameruka Lane, Wantabadgery, NSW, 2650

Rural For Sale

Monday, 23 September 2024



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Type: Rural



Bruce Holden
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Highly Productive Property In Tightly Held District

Located approx 45km north east of the major regional centre of Wagga Wagga and 20km east of the town of Junee 'Gully Paddocks' is an approx 320acre farm ideal for grazing or cropping.

Key Investment Highlights:

- Red loam soils
- Gently undulating
- Improved pastures - lucerne/sub-clover/socksfoot
- 575mm annual average rainfall
- Good to excellent fencing
- Dams/troughs - connected to Goldenfields water
- Excellent lime/fert history

Agents Comments:

'Gully Paddocks' has been run as part of a larger operation and is well known as one of the better farms in the district. The relative small size of the property will make it attractive to farmers wanting to expand in what is a highly fertile valley. Inspections are highly recommended.

Sales Process:

'Gully Paddocks' is being offered for sale through a two-stage Expression of Interest process. The first stage will run until 10:00 am on Tuesday 29th October, and will seek non-binding offers from interested parties. Stage two will be a period of price discovery and negotiation between the vendor and interested parties, with the aim of acceptance of a fully binding offer by the vendor. The vendor reserves the right to accept an early offer.