

Sold



## Proposed Lot 13 Evans Road, Cudgewa



### WABBA DOWNS

"Wabba Downs" is a well maintained 419 acre property. One of the best in the district. Capable of running approx. 165 breeder cattle. The property consists of gentle undulating hills which have been subdivided into 13 main paddocks with water for easy management. The steeper hill country is divided into 2 paddocks ideal for winter and summer grazing.

Good Super history and effective weed control programmes have been implemented for rotational grazing or set stocking, the choice is yours. The fencing is in good condition and the property provides ample water with 12 spring fed and run off dams. Amazing views from various parts of the property are stunning.

The brick veneer home on the property consists of 3 bedrooms, 1 bathroom, spacious living area, kitchen and a large undercover entertaining area, with a built in bbq.

Additional improvements include two large hay sheds, large machinery shed with power and decommissioned dairy/cattle yards.

The property is for sale by Tender closing 4th November 2016. Please contact agent for inspection and tender package.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We 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 inquiries in order to determine whether or not this information is in fact accurate.*

 3  1  169.90 ha

**Price** SOLD for \$1,020,000

**Property Type** Residential

**Property ID** 478

**Land Area** 169.90 ha

#### Agent Details

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