



Lot 1 Schulzs Road, Black Hill



Reliable Grazing or Mixed Farming opportunity

It is with great pleasure that Wardle Co Rural have been favoured as the sole agents to offer this quality grazing property to the marketplace.

The property is located 32 kilometres* southeast of Cambrai in the Mid Murray region. The property is generally flat and offers a sound opportunity for investment or expansion of existing operations.

- Total land size 417.8 acres |169.1 ha
- Average annual rainfall 275–300mm*
- Fenced as one paddock for ease of use
- Watered via a submersible bore pumping into a poly tank with 1 trough
- Sandy loam soils with limestone

Pastures consist of a mix of native shrubs and grasses including bindi, spear grass and cotton bush complemented by winter perennials. A good size startup or add on block for those looking to increase stock numbers on sound grazing country. Inspections by appointment call Angus Barnden 0427 662 812 or James Wardle 0407 362 105. * Denotes approximate

RLA228106

📏 417.80ac

Price \$340,000 - \$350,000

Property Type Residential

Property ID 12174

Land Area 417.80 ac

Agent Details

Angus Barnden - 0427 662 812

James Wardle - 0407 362 105

Office Details

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upon their own inquiries in order to determine whether or not this information is in fact accurate.