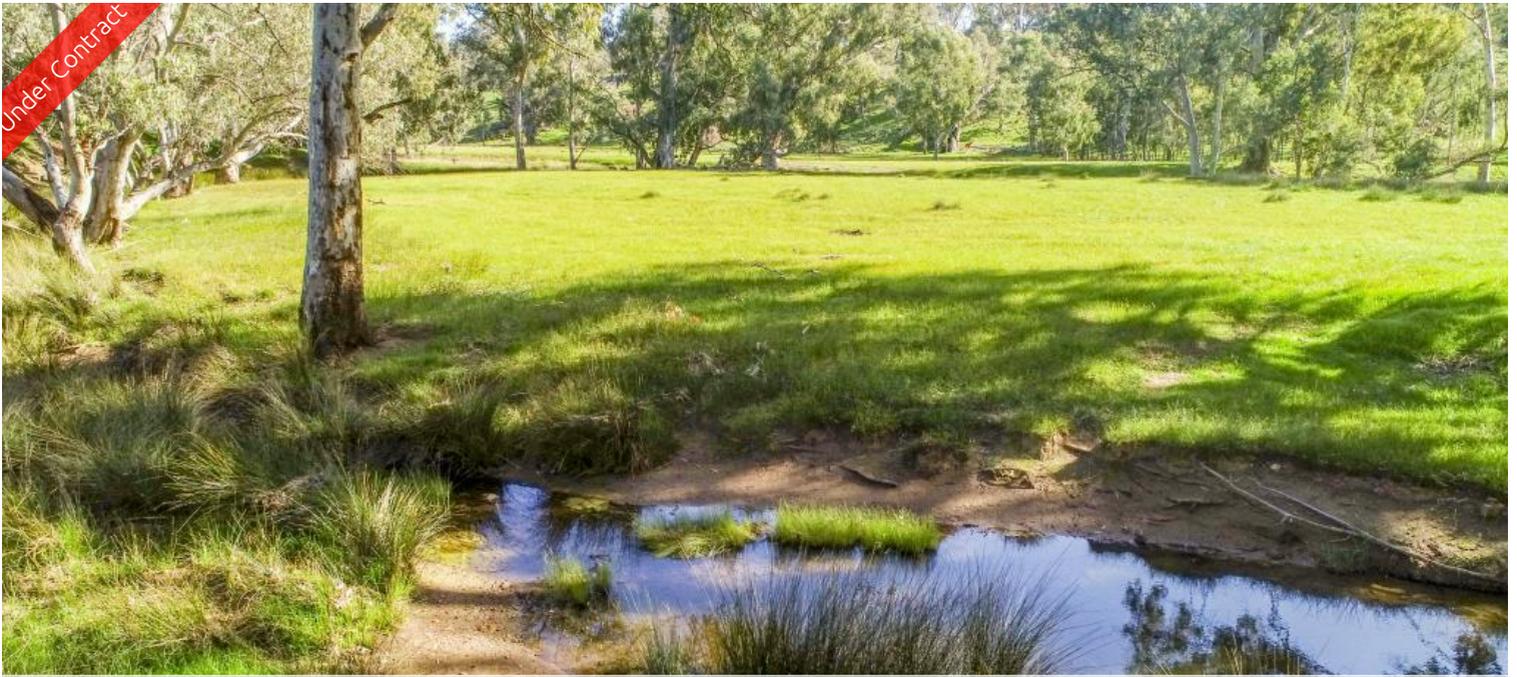


Under Contract



Sections 365 & 366 Survey Road, Melrose



Lot 1 - The Block

SIGNIFICANT MIXED FARMING OPPORTUNITY!

'Herdale' was purchased by the Fiebig family in 1928 and was added to over the years to include 'Box Hill' and 'The Block' for a total of 1,277 acres.

'The Block' is a highly productive parcel of land located on the northern side of the Survey Road approximately 10 kilometres south of Melrose and approximately 8 kilometres west of Murray Town. With a total area of 329 acres approximately this is a self-sufficient allotment with water supplied via the permanent spring.

The land comprises a mix of hills grazing and heavy rich flats with approximately 100 acres arable and has a good mix of natural grasses and sub clover which provides excellent stock feed all year round.

The Block is well fenced with the land predominantly comprising healthy brown clay loam soils with the topography consisting generally of rolling hills and lower lying flats with a permanent spring which provides water to the creek located towards the southern end of the property.

Improvements to the property include steel sheep and cattle yards with ramp as well as a small implement/hay shed located adjacent the cattle yards.

As a Whole

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.

Price	AUCTION
Property Type	residential
Property ID	3703
Land Area	329.00 ac

Auction

Monday 14 September, 1:00 PM

Agent Details

James Wardle - 0407 362 105

Office Details

Jamestown
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RLA151074