







'Wilsons' & 'Nobles'

It is with great pleasure that Wardle Co Rural have been favored as the sole agents to offer this quality broadacre farming property known as 'Wilsons' to the marketplace.

'Wilsons'

A rare opportunity presented to the market to purchase a productive farming parcel in the farming district known as Clements Gap. This property is located approximately 15 kilometres southwest of Crystal Brook.

The property is being offered as a whole or 2 contingent Lots.

Whole - 422.4 Acres / 170.98 Hectares (412 acres arable*)

Lot 1 '3 Corner' - 163.5 Acres / 66.18 Hectares (162 acres arable*)

Lot 2 'Ken's' - 258.9 Acres / 104.8 Hectares (250 acres arable*)

'3 Corner' presents the opportunity to purchase a highly productive farming parcel consisting of fertile brown loam soils in the reliable farming district of Clements Gap. The property is fenced into 1 paddock with 2 mains water connections.

'Ken's' presents the opportunity to purchase a manageable size parcel of land well suited to continuous cropping well suited to legume and cereal

955.20ac

Price	SOLD
Property Type	Residential
Property ID	9279
Land Area	955.20 ac

Agent Details

James Wardle - 0407 362 105

Office Details

Crystal Brook
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WARDLE Co. Real Estate

production. The property is fenced into 1 paddock being near rectangular in shape providing the intending purchaser an easy working parcel of productive arable land with mains water connected.

'Nobles'

Total land size 532.8 Acres / 215.7 Hectares (475 acres arable*)

Nobles is being offered as a whole and presents as a productive parcel of easily worked flat open cropping land generally comprising of sandy loams well suited to a variety of winter crops. Currently planted to lentils and wheat the property has mains water connected and is currently fenced as 1 paddock but cropped in 2 sections.

Sale Details

EXPRESSION OF INTEREST

Due: 12:00pm Friday 4th August 2023

Settlement: Negotiable

Deposit: 5% of the purchase price

Information Memorandums available

RLA228106

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.