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## PICTURESQUE PRODUCTIVE VACANT BLOCK TESTING BROCHURE TEXT

### LOT 7 BRIDEB ROAD, BENDEMEER

Hard to find are vacant blocks of this size that are productive and have fertilizer history. A great time to secure this block ready for a productive spring period to come.

**Sales Method:** Private Sale  
**Listing Number:** 0540  
**Price:** \$470,000.00  
**Property Type:** Grazing  
**Land Size:** Approx 197 Acres - 80 Hectares

**Situation:** An easy 38km drive from Tamworth, 5km to village of Bendemeer which offers a service station, hotel, general store etc.

**Country:** Highly productive picturesque gently sloping and rolling grazing country with large shade and shelter trees giving the property a park like feel. The property has fertilizer history with chicken manure applied previously every 2nd year.

**Water:** The property has 8 dams which 4 are spring fed.

**Brochure Text:** TESTING BROCHURE TEXT

**Carrying Capacity:** The property is currently running approx. 30 breeders plus a few steers. Estimated to run 50 breeders in warmer months.

**Fencing:** Fenced into 5 paddocks, most internal fencing being electric.

**Improvements:** The property has a building entitlement with numerous house spots to choose from. Power is available for connection.



**Disclaimer:** The above information has been supplied to us by the vendor . We do not accept responsibility to any person for its accuracy and do no more than pass this information on . Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate .