

177 Golden Plains Dr, Quialigo, NSW 2580

\$669,500

Rural Land



### This great little farm has big things to offer

Situated at the end of the cul-de-sac with great privacy this property is 40 hectares (100 acres) which is 95% cleared and arable.

This is a very sought after area, 15 minutes to Goulburn, tar seal road and power to the front gate.

Zoned RU1 primary production the property has two paddocks of ring lock / plain / barb fencing, two dams, scattered shelter trees and small wooded areas on the southern boundary.

The land was first ploughed, fertilized and sown down in 2004, then, twice more in 2006 & 2008 and has a history of super phosphate every 5-6 years. The property could be used for a range of farming activities but currently is home to approx. 50 cows and calves.

In 2011 the owners built a 10.5 x 10.5 colorbond barn with a 3.5 meter awning which they have adapted for camping however this could easily be converted back to a shed as the property has a building entitlement with no time limit to build your dream home.

Council rates \$1,300 per year.

Although the owners are reluctantly selling they are open to all serious offers.

Hurry and call the agent today to arrange an inspection.

#### Open for Inspection

By Appointment.

#### Property Features

- 15 minutes to Goulburn
- Fully fenced into two paddockst
- Tar seal and mains power to the front gate
- Farming program in place
- American barn on concrete slab
- Suit a range of farming activities

#### Listed By



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