



115 Tylers Road BARGO, NSW



4



2



3

## 50 Acres Substantial Igloo Farm

Significant income potential exists with this extensive Igloo Farm Complex which includes a modern 4 bedroom home. The property is gently sloping with fertile pastures and a nice mix of timbered country. This could be your golden opportunity to reap the rewards. All the hard work has been done and the property is forecast to generate in excess of \$1million income over the coming year or simply use the land and consider a leaseback option to the current operators.

We do not see many large acreage properties of this nature on the market today.

- 50.95 acres gently sloping fertile pasture with a mix of timbered country
- Four good sized bedrooms, built ins to all and two bathrooms
- Spacious modern kitchen
- Extensive living areas, formal and informal, open fire place
- Separate double garage



**Gerard Smith**