



138 Bice Road, Leycester

Life on the Farm

Nestled in the picturesque Leycester Valley on a no through road. This property is ideal for those seeking a retreat from the fast pace of modern life or a weekend getaway in a serene natural setting. The property will comfortably run 40 breeders with extensive pasture improvement already taken care of. Six dams, two of which are spring fed offer a secure water supply for those dry years. The permanent creek also has a water hole with pump for added security. Quality, well designed steel frame stock yards help with animal husbandry. The home with valley views is neat as a pin. Fully renovated top to bottom. Three generous bedrooms, all with sliding door access to the veranda. Classy kitchen, bright and airy. Covered alfresco area. Separate teenage retreat with kitchenette and bathroom, perfect for guest of extended family. The steel frame shed has great access with sliding doors and includes a handy workshop area. Additional carport for the mower and tractor completes the picture.

This may be your time for a life changing move. The farm is in tip top condition and ready for the next owner. Call Me today to learn more and explore this wonderful property.

- 40ha or 100 acres, Creek front flats and elevated country
- Improved pasture, Panic Grass, Argentine Bahia, Callied Rhodes, Annual Rye
- Six dams, Two spring fed, Permanent creek with pump, Header tanks



LAND 100 acre

FOR SALE

NEW PRICING \$1,300,000 - \$1,400,000

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



- Fully fenced, All weather access for cattle trucks
- Steel panel yards, Loading ramp, Head bail, Crush, Race, Holding Pen
- Transformation works, Eight years work including rock retaining walls
- Workshop and shed, power and concrete floor
- Two bay machinery shed, tractor and mower storage
- Three-bedroom country style home, Double brick
- Renovated throughout, Bright kitchen, Living and dining
- 360-degree veranda, Covered Alfresco
- Teenage retreat, Spillover area, Kitchenette, Bathroom, Ecoflow Toilet

MORE DETAILS

Property ID	16HTF55
Property Type	Lifestyle
Land Area	100 acre

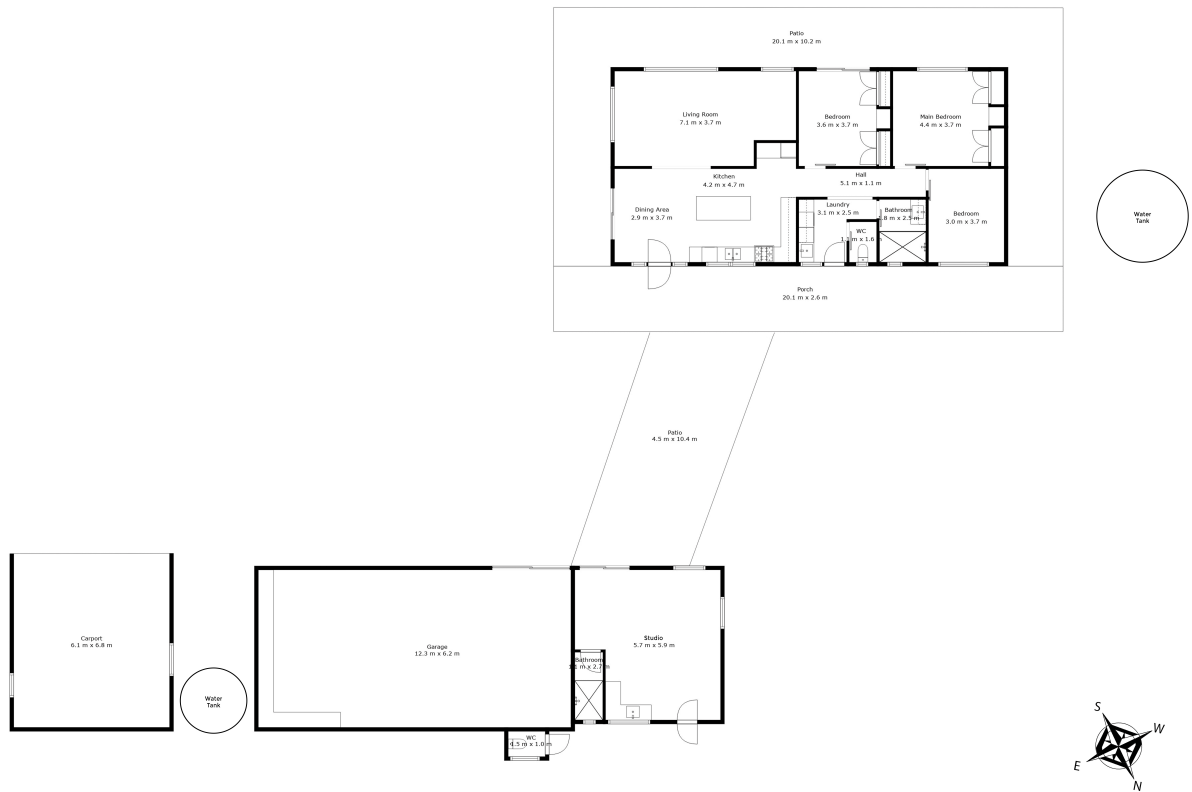
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Sales Consultant/Licensed Real Estate Agent |
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Disclaimer: For illustrative purpose only Floor plan measurements, size, and scale are approximate we take no responsibility for omission and errors.



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