



For Sale



3.03ha

## Productive Rural Lifestyle with Established Mandarins

Dreaming of a tree change without sacrificing income? This outstanding 7.2-acre (approx.) rural property offers the perfect blend of lifestyle and productivity, featuring a well-established orchard of Afourer and Imperial mandarins comprising 1,087 trees in various stages of maturity. Currently producing approximately 200 bins annually, the orchard offers excellent future potential as the trees continue to mature.

The property is being offered as a genuine walk-in, walk-out opportunity, with an extensive range of plant and equipment included in the sale, including a Ferguson tractor, spray unit, cultivator and rotary hoe.

Infrastructure is well catered for with a substantial 24.3m x 5.5m implement shed, separate workshop, additional

### PRICE

\$590,000

### ADDRESS

382 Reserve Road West, Coomealla, NSW 2717

### AGENTS

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