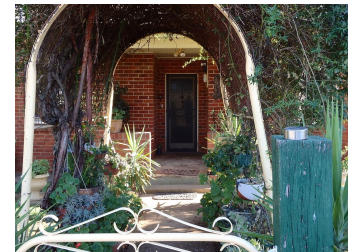


# SOLD - Tamworth District

Thu Nov 21 2024



✦ 75.17Ha (185.74Ac)

**SOLD**

## A well balanced property which ticks all the boxes

AREA	75.17Ha (185.74Acres)
SITUATION	Just 19km south of Tamworth in the Gowrie/Duri area.
COUNTRY	185 quality acres with the country ranging from rich alluvial creek flats to gently undulating chocolate to red basalt soils. Approx. 80% arable with Lucerne established plus natural pasture. The property is ideally suited to fodder cropping as well as irrigated Lucerne for hay production and livestock.
IRRIGATION	Two equipped irrigation licences with a 134 mega litre bore licence plus 65 mega litre creek licence both with diesel pumps, underground main spray lines and a travelling irrigator.
WATER	Excellent water with over 2.5km double creek frontage through the middle of the property plus equipped bores and wells, troughs in each paddock plus 3 dams.
FENCING	Well fenced into 12 main paddocks plus holding paddocks suited to sheep, cattle and horses.
IMPROVEMENTS	<p>The main home positioned along a tree lined drive is constructed of double brick and tile. Three good sized bedrooms, eat in kitchen, separate lounge room leading into a closed in veranda with a wood fire</p> <p>The home is well maintained and set in established gardens.</p> <ul style="list-style-type: none"> <li>- A second 2 bedroom cottage ideal for additional accommodation or a great rental (currently rented at \$250 per week)</li> <li>- 35m x 12m 8 bay steel machinery/hay shed.</li> <li>- 6 stables with day runs</li> <li>- 8 stables</li> <li>- 2 x 30 tonne silos</li> </ul>

# SOLD - Tamworth District

- Steel cattle yards with crush

Thu Nov 21 2024

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PRODUCTIVITY

Currently running breeding cows and calves plus horses

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REMARKS

An established holding in a great location with excellent water and improvements. Ideally suited to breeding, fattening, horses and hay production.

Inspection highly recommended.

For genuine sale due to retirement.