

## SOLD - "Rosslyn" Tamworth NSW

Thu Nov 21 2024



✦ Approx. 259Ha /640Ac

SOLD at Auction

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AREA	Approx. 259Ha / 640Acres
LOCATION	22km West from Tamworth City
COUNTRY	<p>An excellent balance of country ranging from level to gently undulating, with soils ranging heavy black to chocolate and basalt soils.</p> <p>Approximately 80% arable with 270 acres established to Lucerne for grazing and hay making, 70 acres established to sub-tropical pastures, 84 acres sown to winter oats.</p> <p>An annual fertilizer programme including fowl manure has been undertaken in the farming areas.</p> <p>Timber for shade and shelter with established shelter belts.</p>
WATER	Well-watered with a solar equipped bore supplying a 115,000ltr storage tank reticulated through-out the property to a trough system plus dams.
FENCING	Fenced into 8 main paddocks plus holding paddocks. Fencing in mainly hinge-joint and barb, suited to sheep and cattle and in good stock proof condition.
IMPROVEMENTS	<p>A well-appointed home overlooking the property which has been recently renovated with 4 bedrooms, formal lounge with open fireplace, lounge, kitchen with dining area, 2-way bathroom, sunroom, plus office.</p> <p>Additional features include polished floors, ceiling fans, wood heater and gas heating outlets.</p> <ul style="list-style-type: none"><li>- Steel and timber 60 x 24 machinery shed</li><li>- 2 stand equipped woolshed</li><li>- 4 elevated silos, 2 x 100t, 2 x 60t</li><li>- Steel and timber cattle yards with vet crush</li></ul>

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- Workshop with power connected

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## PRODUCTIVITY

Current management in trading store cattle, turning them off at 400/450kg plus farming suited to breeding, fattening and farming.

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## REMARKS

"Rosslyn" is for genuine sale due to retirement. Located in the highly regarded Winton area that is renowned for production.

The successful purchaser will have the first right of refusal on the machinery required.

Auction - Thursday 27th September 2018 at 11am

Tamworth Community Centre

Darling Street, Tamworth