

## SOLD - 'Kibah Downs'

Sat May 4 2024



✚ 282Ha / 696.8 Acres

SOLD

**'Kibah Downs offer the very best of county living with production plus.**

AREA	282Ha / 696.8 Acres
LOCATION	Just 27km south of the regional city of Tamworth in the renowned Loomberah district.
COUNTRY	<p>An excellent balance of quality country ranging from alluvial creek flats to gently undulating well drained heavy basalt soils.</p> <p>Approximately 90% arable with the current programme being 160 acres of oats for grazing and hay production, 90 acres of cutting and grazing Lucerne with the balance improved grazing country.</p> <p>Park like shade and shelter timber being Apple and Box Gum.</p>
WATER	A feature of 'Kibah Downs' with 3km double frontage to the permanent Spring Creek, 2km double frontage to Banyanda Creek, 7 dams plus a network of 15 troughs supplied by 2 equipped electric bores.
FENCING	Fencing throughout 'Kibah Downs' is in excellent condition with 15 main paddocks. Mainly constructed of hinge-joint and barb, the fencing is suited to cattle and sheep.
IMPROVEMENTS	<p>The 'Kibah Downs' Homestead is well positioned on the property at the end of a long private driveway overlooking Spring Creek.</p> <p>Tastefully renovated and well maintained the home consists of 4 bedrooms, with walk in robe off the main, study, 3 bathrooms, formal lounge and dining room. Open plan family room and kitchen that leads out to the undercover entertaining area overlooking the in-ground swimming pool.</p> <p>The home also offers reverse cycle air conditioning, wood heating, solar power and hot water.</p> <p>Outside the features include a tennis court, 3 car garage all set in stunning gardens with an irrigation system.</p>

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- 20m x 18m machinery shed and workshop with power connected.
- 20m x 16m hay shed.
- Wool shed.
- Steel and Timber cattle yards with undercover V race and crush.
- 3 stables with day yards and tack room.
- 2 Silos.

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## REMARKS

'Kibah Downs' is a landmark property in the district that is renowned for the quality cattle produced. Well located from Tamworth City, 'Kibah Downs' offers the very best of country living. Inspection a must.