

'Ngamba' Duri

Fri May 3 2024



✚ 135.2Ha - 334 acres

SOLD

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LOCATION	Approx 20km south west of Tamworth in the Duri/Gowrie area.
COUNTRY	Gently undulating heavy basalt country which is well drained. Approx 70% arable with areas pasture improved to both summer and winter pastures. Timber is mainly white and yellow box, gum for shade and shelter in each paddock. The property is currently conservatively stocked and carrying a large body of feed. District average 675mm (27 inches) per annum.
WATER	Safely watered with 9 various size dams plus equipped bore supplying 2 x 5,000 gallon tanks, to a trough system though-out the property. 4 x 5,000 gallons of rainwater storage.
FENCING	Fenced into 14 paddocks with a central laneway system.
IMPROVEMENTS	A large country style brick and tile home of three bedrooms all with built-ins, ensuite off the main, galley style kitchen with dishwasher and informal dining area, large family room with wood heater, formal dining room/ lounge room, office and rumpus room. Outside there is an entertaining area and in-ground swimming pool. 60' x 40' steel machinery shed with power connected 60' x 25' 6 bay lock up workshop with power connected 60' x 30' steel hay shed Steel and timber cattle yards
REMARKS	Ngamba is a well located property that has been running a successful Brahman Stud over the past 13 years and is now for genuine sale.