

## Excellent Mixed Grazing Property

Price : SOLD

4 2 0

Area:  
1,552.78 Ac (628.4 Ha)

Situation:  
Only 21 km west of Guyra and 58 km north of Armidale.

Description:  
Undulating to hilly country consisting off approx. 75% granite, 20% trap soil and 5% basalt soils. Timbered with Stringy Bark, Yellow Box, Grey Box, the odd Iron Bark and Tea Tree. The basalt flats are pastured with Red Clover/White Clover, Fescue and Rye.

Excellent water with Laura Creek and Black Gully Creek, 16 dams and reticulated water system. Subdivided into 33 paddocks with a central laneway. Fencing is predominantly plain wire internal with some ringlock, hinge-joint, plain wire netting and barb.

Four bedroom, two bathroom concrete block homestead. Complete with two living areas and a study. The home is set in attractive gardens with an orchard and has its power supplemented by a 5Kw solar system.

There is also a second weatherboard cottage with three bedrooms two bathrooms, kitchen, dining and living room (in need of repair).

Improvements:

- ~ Two bay garage
- ~ Single garage
- ~ Workshop
- ~ Tack room and stables
- ~ Storage sheds
- ~ Shearing shed- Two Stand
- ~ Two sets of timber sheep yards
- ~ Two sets of steel and timber cattle yards

Features:

- ~ Excellent water
- ~ Comfortable home in attractive Gardens
- ~ Versatile mixed use country
- ~ Set up for rotational grazing

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.

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Property



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