

Versatile Primary Production

Price : SOLD

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Area & Tenure:
112 Ha (277 Acres)

Situation:
9.5 kms North of Manilla. Bitumen Rd frontage.

Description:
Light loam / undulating/gently sloping
Timber belts, scattered Box, White Gum, Kurrajong
Good body of feed, mixed native grasses
80 % arable
150 acâ€™s current cultivated Oats/lucerne/cow pea
Fertilizer history

Watered by:
3 x Bores - 2 equipped excellent capacity
House bore
Back bore
Windmill not equipped
9 dams
2 x 5000 gallon (23,000 L x 2) fresh rainwater tanks @ home
1 x 5000 gallon (23,000 L) fresh rainwater tank @ machinery shed
Average annual rainfall of 652 mm (25.5/ 27.5 inches)

Fencing:
Boundary good/internal stock proof / 14 paddocks set up for cell grazing

Improvements:
Weatherboard with colorbond roof, open plan kitchen/dining, lounge/family room, 3 bedrooms plus office, main bedroom has ensuite & walk in robe, bathroom, laundry, wide wrap around verandah. Reverse cycle air conditioning and wood heater.
- 4 bay machinery shed 40ft x 20ft
- 4 bay hay shed 30ft x 40 ft
- 4 horse day yards/stables
- 1 x 3 ton silo
- 120 ft sand roundyard
- 2 car carport/shed
- Workshop shed 15ft x 20ft concrete slab with power
- M & M Steel cattle yards only 3 years old, approximate 140 head, new loading ramp, new cattle crush
- Bore Generator 6.5 kva electric, Jet pump bore at house

Features:
- Productive livestock/farming property
- Excellent water
- 3 Bedroom, 2 bathroom, open plan home with wrap around wide verandahs
- Beautiful valley views
- Ideal location only 10 minutes out of Manilla & 30 minutes out of Tamworth

Agents Comments:
112 hectares / 277 acres of arable, undulating, gently sloping country. â€œChelseaâ€ is an ideal livestock/farming property with excellent water with 2 equipped bores, 9 dams, good infrastructure including 140 head M & M steel cattle yards with new crush, new loading ramp, 120 ft sand round yard, 4 bay machinery shed, 4 bay hay shed & numerous other shedding. Fenced for cell grazing, â€œChelseaâ€ is a property that meets all the requirements suitable for a viable primary production income.

The very comfortable open plan home featuring 3 bedrooms, 2 bathrooms, kitchen/dining, family/lounge opening out onto a wide wrap around veranda. Enjoy the views over the valley while relaxing.

Situated on an all sealed Rd, only 10 minutes north of Manilla & a



half hour out of Tamworth, it is perfectly suited to meet the needs of the entire family.
A quality parcel of land at a great price.
Inspections highly recommended.

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Inspection by appointment only

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.

Representative
Cameron McIvor

Property ID 6004578

Schute Bell
Property



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