

## Fertile soils with potential for many enterprises

Price : SOLD

0 0 0

### Area & Tenure:

1,647.87 Ac (666.87 Ha) Freehold Title

### Situation:

Located 34 km south east of Armidale. (30 km on Enmore road, 4.3 km Blue Knobby road.)

### Description:

Level to hilly Basalt, Granite, trap soils. Timbered with Spotted Gum, Stringy Bark and pastures are sown to Rye, Fescue, Clovers, Lucerne and natural grasses. Approximately 450 Ha are arable with 325 Ha sown to pasture, Lucerne and Red Clover. (Approx. 600 round bales of Millet - Silage, 30 round bales of Lucerne - Red Clover were cut on the property in 2013.) Watered by 36 dams for stock water plus 125,000 ltr tank to 11 troughs. 100,000 ltr rainwater for houses. Average annual rainfall of 900mm. Subdivided into 46 paddocks consisting of ringlock and plain wire. Boundary netting and ringlock.

### Improvements:

- 4 bedroom timber/vinyl clad with sunroom
- 3 bedroom hardi-plank with study
- ~ 5 stand electric shearing shed
- ~ 24m x 15m machinery shed
- ~ 20m x 10m Shed
- ~ 30m x 20m Hayshed~ 15m x 10m Hayshed
- ~ 3 x silos @ 60 ton, 50 ton & 30 ton
- ~ Piggery shed
- ~ Woolshed - 5 stand electric
- ~ Steel/wood sheep yards
- ~ New cattle yards with under cover crush

### Features:

- ~ Fertile Soils
- ~ High average rainfall
- ~ One family ownership from 1937
- ~ Potential for many enterprises
- ~ Proximity to education at Armidale
- ~ Ample infrastructure

Contact: Ashley Little: 0427 293 327

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**  
Graham Andrews  
0400 342 227

Property ID 1505687

**Schute Bell**  
Property



**Sydney Office**  
Ph: (02) 9892 0700  
[www.schutebell.com.au](http://www.schutebell.com.au)

