

## Federation Homestead ~ Equine ~ Livestock ~ Irrigation ~ River Frontage

Price : SOLD

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Area & Tenure:  
25 Ha (61.8 Ac)

Situation:  
7 kms north east of Manilla. Bitumen Road frontage.

Description:  
Namoi River Frontage. River flats through to undulating country. Light basalt through to river soils. Natural grasses natives. Good body of feed. 80% arable allowing for improvements and ridge areas.

40 ML unrestricted River Irrigation Licence equipped with 4cyl Power Industries Diesel Irrigation push button pump at River with 6inch underground mains to irrigation - 34 wheel side line irrigation system driven by Honda engine covering approx. 10 HA potential to increase further paddocks for irrigation. Mono Pump on river for stock troughs, gardens, and storage tank on rise reticulated to troughs and hydro pop up sprinkler system throughout lawns and gardens. Namoi River frontage plus 3 dams and 4 stock troughs.

5 @ 5000 gallon rainwater storage.

1 @ 5000 gallon river water storage.

Average annual rainfall of 652 mm (25.5â€™/ 27.5â€™).

Property entrance - Steel rail front entrance â€“ 4 rail steel fenced stud paddock to main 4 railed homestead paddock entrance and separate 4 steel rail entrance to back of homestead, carport and shedding. Fencing 6 paddocks â€“ good plain and barb.

Improvements:

Expansive Federation Homestead â€“ weatherboard 3 bedrooms, 2 bathrooms, high ceilings, polished timber floors, foyer, wide hallway, formal lounge room, modern generous kitchen through to sunny easterly aspect large open plan living with formal dining, spacious family and entertaining area and adjoining lounging/ office area, with floor to ceiling windows opening onto large covered verandahs, capturing the beautiful views over the landscape gardens and outdoor entertaining areas flowing onto the river.

Separate modern large guest flat or 4th bedroom. Breezair ducted evaporate cooling. 2 gas points / wood heater in formal lounge room, open fire- places in living/dining and bedrooms. House shed concrete slab, power and 3rd toilet.

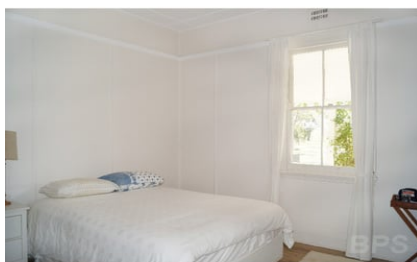
- Garden shed, chook house, large carport
- 4 bay machinery shed 1 bay enclosed power, lights with opening through to undercover stables and tack room on concrete area and breeze way area and 3 stables
- 3 bay machinery shed enclosed 3 sides approx.18 m (60ft width) x 9 m (30ft depth)
- Approx. 150 head Steel heavy duty cattle yards â€“ large holding paddock/ 3 working yards/ 4 way draft/ curved race/ steel loading ramp. Water at yards.
- Steel round yard approx. 24 m (80ft)

Features:

- Expansive Federation Homestead â€“ 3 bedrooms/2 bathrooms/large sunny open plan living & wide covered verandahs amongst beautiful landscape lawns & gardens.
- Separate standalone modern accommodation as a flat or 4th bedroom
- Namoi River frontage â€“ irrigation licence
- Steel cattle yards/ large horse round yard
- Stables combined with large 4 bay machinery shed with 1 lockable bay

AGENT COMMENTS - QUALITY COUNTRY LIFESTYLE

This is a property that captures you with its unique quality offerings. The stand-out features from this expansive Federation Homestead, set amongst landscaped gardens, encapsulate you as they lead you down to the charming river frontage. The excellent improvements throughout and ideal location make this a



property high standard with plenty to offer.

A very well set up property presenting a variety of agriculture and equine pursuits. With water a major asset, the irrigation with its underground mains enabling you to produce fodder for income along with the opportunity of finishing some livestock.

The character of the homestead matched with the private surrounds and idyllic setting make this property one well worth considering.

Inspection by appointment only

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**Representative**  
**Cameron McIvor**

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