

## Subdivision well in progress - Fertile grazing/breeding property

Price : \$5.35M

6 2 0

**Area & Tenure:**  
607 Ha (1,500 Ac)\*

**Situation:**  
Located 40km south of Tamworth. Fronting the New England Hwy.

**Description:**  
Undulating to steep portions. Red and black basalt country running to trap loam to the West. Timbered with White Box, Apple, Yellow Box and Kurrajong. Mix of natural, improved pastures plus tropicals and winter Legumes. 45t of single super + 1t mixed legumes spread April 23. In Mar 24 - 24 Ha Kittyhawk Wheat sown with mixed legumes under sown, 40t of single super spread and 1t of legume pasture spread over most of the property. Approximately up to 200 arable acres. Watered by 16 dams and solar powered bore. Average annual rainfall of 30 inches (762 mm). Divided into 21 main paddocks consisting of plain/barb and some netting/barb.

**Structural Improvements:**  
Very comfortable 4 Bedroom homestead (c1995). Large lounge room, Kitchen/dining room, Family room, Bathroom + second W/C, Office, Laundry North facing with a verandah. Sitting in an attractive landscaped garden setting with in-ground pool  
- Separate 2 Bedroom flat with kitchen and bathroom  
- 10 Kw solar system  
- Machinery shed  
- Lockable shed  
- Hangar  
- Horse round yard and shed  
- Silo  
- 3 Stand woolshed - (Generator powered)  
- Steel Cattle yards - Loading ramp, squeeze crush and curved race.  
- Old sheep yards at the woolshed

**Features:**  
- Subdivision well in progress (2 blocks)  
- Extra dwelling entitlement  
- Fertile grazing/breeding property  
- Only 40 kms to Tamworth in favoured Garoo area

Schute Bell Badgery  
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Beaumont Property Sales  
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Inspection by appointment only

\* Approximately

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 Mclvor

**Property ID 7796912**

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Property



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