



38 Green Valley Rd, Bendemeer



GREENMOUNT

SITUATION: Just 55km from Tamworth & 57km from Armidale with highway frontage. School bus at gate and mail service 3 times a week

AREA: 168.6ha (Approx 416ac)

COUNTRY: Greenmount runs from lower cleared country of a fine granite to some steeper timbered country with a sandy granite. Under current ownership the of the past 15 years it has been supered every year, plus approx. 91ac were cleared and sown clovers and rye. Balance of property mainly natural grasses and clovers.

CARRYING CAPACITY: The property has been carrying 300 ewes & lambs plus 107 weaner heifers. The vendor has also run upto 80 cows & calves on the property.

RAINFALL: 32-inch area average

FENCING: All fences are considered stockproof. Boundary fence is netting and hinge joint, while internal fences consist of plain wire of which some are electrified. The property is subdivided into 12 paddocks.

IMPROVEMENTS: There is a 3br Hard plank and iron home which has been recently repainted inside. Verandah on 2 sides with a bbq area and landscaped garden. Machinery shed 54mx20m of 3 bays with one bay fully enclosed and cemented. Timber cattle yards with steel crush. Set timber and mesh sheep yards and old set of stables.

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Price	\$740,000
Property Type	residential
Property ID	15

AGENT DETAILS

Phillip Hetherington - 0428 680 028

OFFICE DETAILS

Tamworth
Shop 6, 19 Wallamore Road, Tamworth,
NSW 2340 Tamworth NSW 2340
Australia
0267662901

GARVIN & COUSENS

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