

Under Contract

# "Ellwood" Garoo



**GARVIN & COUSENS**

11728 New England Hwy, Tamworth



## ELLWOOD GAROO

**SITUATION:** Located just 38km south of Tamworth on the New England Hwy in the tightly held Garoo area. Ellwood was formerly part of Goonoo Goonoo station in years gone by. Daily mail services, school bus to primary schools at the gate. Daily flights to Sydney & Brisbane from Tamworth. Weekly livestock markets in Tamworth

**AREA:** 449.6ha (Approx. 1,111ac) Plus 3.767ha lease

**COUNTRY:** The property is mainly soft undulating rolling country of red and brown soils, mainly natural ryes and clovers with clare sub clover introduced over the years. All the property is supered every 3 years. There are good stands of Apple & Box trees on the property with some scattered Kurrajong trees. There is also an airstrip on the property for super plan

**CARRYING CAPACITY:** Previous years have seen the property run a Poll Hereford Stud comprising of 150 cows & calves, replacement heifers and bulls grown out to 2yo for sales. Also, when season is favorable steers have been purchased to fatten for supermarket trade. Currently only being used as a steer fattening operation.

**WATERED:** 20 dams on the property plus 4 main bores. Solar pump on one bore and elec submersible on the others pumping to tanks and reticulating to troughs. Equipped bore pumping to house yard. 16,000gal rainwater for the house.

**RAINFALL:** 750mm

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<b>Price</b>	\$4,200,000
<b>Property Type</b>	residential
<b>Property ID</b>	24
<b>Land Area</b>	443.40 ha

### 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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