



575 Marsden Park Rd, Tamworth



## RETIREMENT DICTATES

**SITUATION:** Sammar Park is located only 16km from the regional city of Tamworth & being just 12km from Australian Equine Livestock & Events Centre. The property is well serviced with school bus at the gate to all Tamworth's primary & secondary schools & has council bin collections. Daily air services to Sydney & Brisbane with twice weekly service to Melbourne. Weekly livestock markets in Tamworth for sheep and cattle.

**AREA:** 170.1ha (Approx 420ac)

**COUNTRY:** Sammar Park topography would best be described as gently sloping country to beautiful rich alluvial creek flats, with the soils being a mix of light through to heavy red and black soils. This property has been extremely well-planned with extensive pasture development and designed for high level stock production. There is a beautiful mix of pastures for all year-round production including grazing lucerne, tropical grasses, improved pastures, and natural pastures in the shelter belts. Super has been regularly applied to the property in rotation. Timber includes good stands of White Box & Apple Trees for shelter.

**CARRYING CAPACITY:** The property has been used as a mixed grazing enterprise for prime lamb and beef cattle. Over the years livestock off this property have regularly topped the weekly Tamworth Sales. On an average year this property is estimated to run 80 cows and calves.

**WATERED:** A feature of Sammar Park is the reliable creek running through the back of the property. Lambruk/Spring Creek provides a very reliable source of water all year round. In addition, there are 10 dams on the property and an equipped bore with a submersible & pressure system supplying the house yard, sheds and 3 stock troughs plus the stock yards. 130,000lt rainwater tank on the home plus 15,000gal of back up rainwater from the sheds.

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<b>Price</b>	\$4,400,000
<b>Property Type</b>	Residential
<b>Property ID</b>	39

## 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**

**RAINFALL:** 26–28-inch area average

**FENCING:** The property is well subdivided into 12 main paddocks of ringlock, plain and barb with some electric stand offs. The boundary is similar in good condition throughout.

**HOMESTEAD:** One of the main features of the property is the attractive brick and color bond home. Built in 2004, the home features three large bedrooms, the main with ensuite. All have built-in robes. A study could be used as a fourth bedroom. This is a well-designed home, with open plan living and verandahs on two sides overlooking beautiful views. It features a well-appointed kitchen with walk in pantry. Solar hot water, a large wood heater and reverse cycle ducted air-conditioning make for comfortable living, no matter the weather. 6.8kw of solar panels are also connected. All this set in a easy to maintain, established leafy private garden.

**IMPROVEMENTS:** Exceptional shedding is on the property with 3 bay steel and iron shed (18m x 10m) with 2 bays open and 1 bay fully enclosed and cement floor power connected. Second shed of 4 bays (28m x 11m) with a 2-stand shearing shed inside and sheepyards attached. Balance of the shed being used as mach shed. 2 x 50T silos & 1 x 30T plus 6-ton gantry. 4 bay steel & iron hayshed. Excellent livestock facilities with steel sheep yards with covered race. Also, steel cattle yards with crush & loading ramp and covered race with G force.

**REMARKS:** Sammar Park represents a unique opportunity as it is in one of the dress circle areas of Tamworth only 15 minutes to town. Sammar Park will suit a wide range of purchasers with its location, production ability and overall class. With excellent improvements this leaves nothing for the new owner to do. Only being sold as owners are looking to relocate.

To arrange an inspection call Phillip Hetherington on (0428) 680028

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