



1648 Lindsays Gap Road, Garoo



## LUCELLA, QUALITY GRAZING PROPERTY IN A TIGHTLY HELD DISTRICT

**SITUATION:** Lucella is located 45 minutes south of the regional city of Tamworth & being just 30 minutes from the Australian Equine Livestock & Events Centre, with bitumen to the front gate. Tamworth has excellent schooling and medical facilities, primary & secondary schools. Daily air services to Sydney & Brisbane with twice weekly service to Melbourne. Weekly livestock markets in Tamworth for sheep and cattle. Garoo is regarded as some of Tamworth's best cattle producing country.

**AREA:** 733.88ha (Approx 1814ac)

**COUNTRY:** The topography of this property ranges from level creek flats to predominately undulating rolling hills. The soil type would be best described as a nice mixture of rich alluvial soils along the creek areas, ranging to fertile loams and chocolate basalt with a small portion of lighter shale areas in some of the more elevated areas. Timber consists of Apple, Yellow Box, White Box & Kurrajong. This property is 100% natural pastures, with huge potential for further development. Currently 80ac sown to Forage Sorghum

**CARRYING CAPACITY:** Under current ownership this property has carried up to 500 cows and calves.

**WATERED:** Lucella is well watered with frontage to the Sandy and Goonoo Goonoo Creeks. There are 21 dams, 3 equipped bores. 1 equipped with elec pressure system for homestead. 2nd bore has solar pumping to 10,000-gal tank reticulating to troughs. 3rd has solar pumping to 2 x 7,000gal tanks and reticulating to troughs. Last year approx. 4km of poly pipe was laid and 10 troughs put in for water security.

**RAINFALL:** Rainfall is approximately 785 mm per annum.

**FENCING:** The large majority of Lucella has been refenced with new cattle fencing (100% of internal fencing renewed and approximately 75% of boundary in last 5 years). New post

733.80 ha

<b>Price</b>	POA
<b>Property Type</b>	Residential
<b>Property ID</b>	42
<b>Land Area</b>	733.80 ha

### AGENT DETAILS

Phillip Hetherington - 0428 680 028

### OFFICE DETAILS

Tamworth  
Shop 6, 19 Wallamore Road, Tamworth,  
NSW 2340 Tamworth NSW 2340  
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and rail fencing provides impressive front and house paddocks. There are 12 main paddocks in total, with a laneway connecting new steel holding yards that feed into an excellent set of steel cattle yards.

**IMPROVEMENTS:** New shedding includes colourbond 6 bay hayshed 36m x 18m x 5m and colourbond 3 bay mach/workshop 27m x 12m x 4m with one third fully enclosed and lockable with a cement floor. Power connected to both. Large set of new cattle yards of 500 head capacity with cemented working area plus large holding yards adjoining. A new staff lunchroom and office amenities are included. There is also a dwelling entitlement with the property so you can choose the house site on an elevated site of which has water and power already connected. A lovely post and rail fence encloses the homestead area.

**REMARKS:** This is an opportunity to purchase a quality grazing property in a tightly held district that is offered for genuine sale. Take advantage of all the services offered within the Tamworth district that are easily accessible from this productive property. Inspections are recommended as this property will be sold. For further information please call Phillip Hetherington 0428 680028.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.