

LOT 102 NEW ENGLAND HWY, Gowrie







"AS GOOD AS IT GETS"

SITUATION: Only 30km south of Tamworth with Highway frontage
AREA: 123.8ha (306ac)
COUNTRY: Some of the best country in the Tamworth district running from deep rich black soil on the creek flats to red and brown soils on the slopes. Approx. 110ac currently cultivated ready for winter crops. Balance of property mainly natural pastures with some old grazing Lucerne in place.
CARRYING CAPACITY: Under current management this property has run upto 120 steers
WATERED: Property has a double frontage to Swamp Creek and 1 dam.
RAINFALL: 28-inch area average
FENCING: Subdivided into 10 main paddocks with subdivision fencing mainly in good condition of plain, barb and electric wires. Laneway system in place to the cattle yards. Boundary fence is mainly conventional fencing with a new fence of hinge joint, barb and electric along the highway. Western boundary is the oldest and need attention.
IMPROVEMENTS: Only improvements on the property are a set of steel cattle yards
REMARKS: One of the best blocks in the Tamworth District, being only the 2nd time it has been offered for sale as it was purchased from Goonoo Goonoo Station in 1979. Originally it was Goonoo Goonoo Stations bullock fattening paddock which says it all.

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.

123.80ha

Price	SOLD
Property Type	Residential
Property ID	11
Land Area	123.80 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