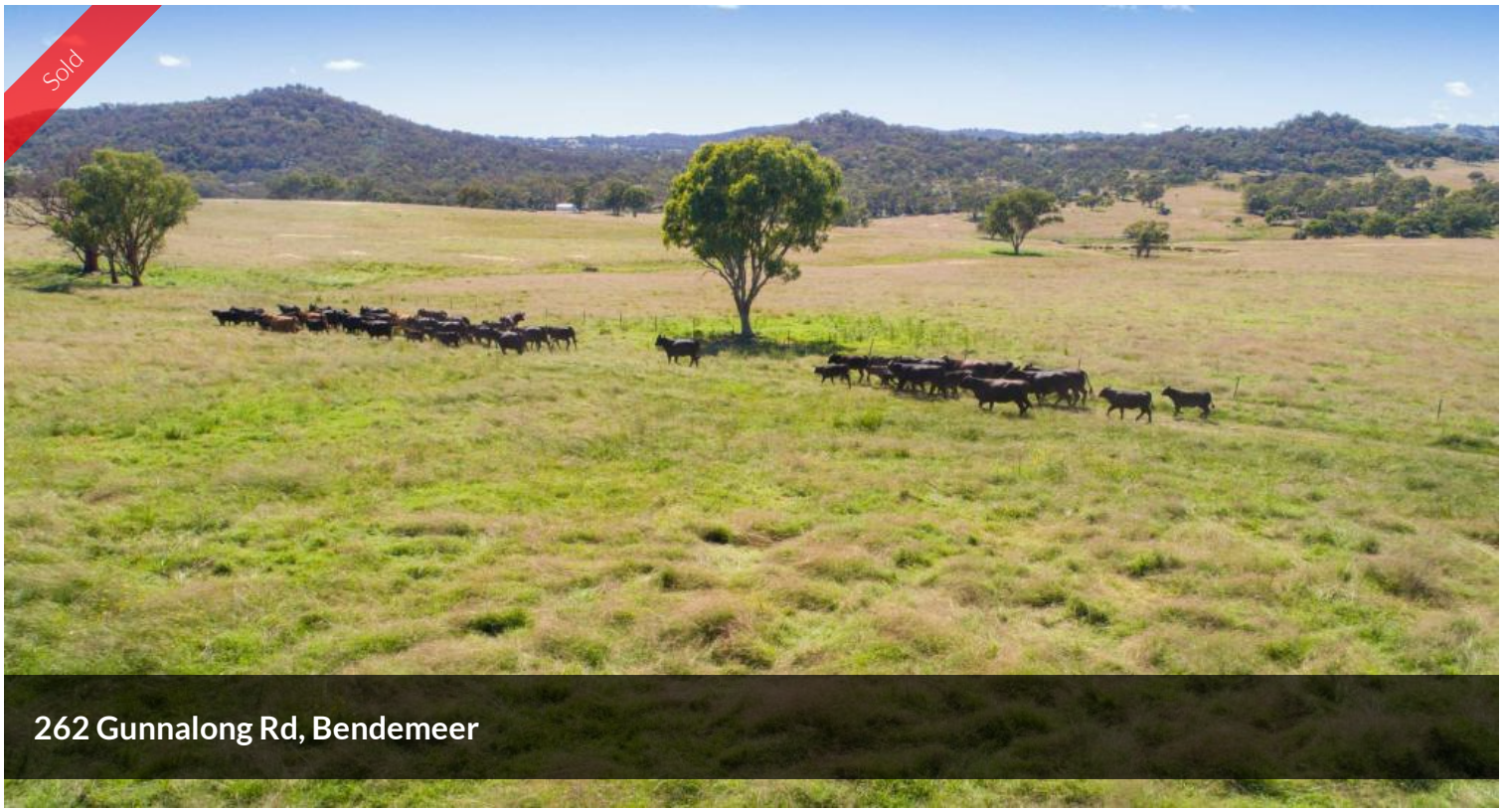








## GUNNALONG BENDEMEER (DECEASED ESTATE)

**SITUATION:** 54km from Tamworth on New England Hwy. School bus at highway to Tamworth & Bendemeer. Mail 3 times per week. Weekly sheep & cattle markets in Tamworth with daily flight to Brisbane & Sydney from Tamworth.

**AREA:** 961.3 ha (Approx 2375ac)

**COUNTRY:** The property runs from good soft undulating country to some steeper timbered country. Predominantly granite soils rising to large granite boulders along the ridge lines. Small area of sandy loam soils along the creeks. Most of the property is good open granite grazing with light timber throughout. Some steeper timbered country on the northern end.

**CARRYING CAPACITY:** Ideally suited as a cattle breeding property that has carried upto 200 cows and calves under current ownership.

**WATERED:** The property has some 40 dams on the property as well as Rocky Gully runs right through the property. All paddocks have access to good water.

**RAINFALL:** 825mm area average

**FENCING:** Boundary fencing is predominantly netting which has only a small section that need replacing. Internal fencing is mostly conventional fencing which also has sections that need replacing, but generally in fair condition.

**IMPROVEMENTS:** Gunnalong homestead is of weatherboard, hardiplank & iron of 5br & 2 bathrooms. Also attached 1br self-contained flat. Other improvements include 3 sets of cattle yards & 2 sets of sheep yards, 2 stand shearing shed with skillion attached for mach shed, also 2 haysheds.

**REMARKS:** Gunnalong has been held in the same family for over 40 years and only now comes on the market to wind up the estate. This property has a lot of potential for further development with application of super and further pasture development. A well subdivided

961.30ha

| | |
|---|---|
| **Price** | SOLD for $2,000,000 |
| **Property Type** | Residential |
| **Property ID** | 21 |
| **Land Area** | 961.30 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

property with plenty of water.

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.