







PRIME LIFESTYLE NEAR TAMWORTH

Edeowie sits just 20 minutes north of Tamworth, on the Peel River and a mere 30 minutes away from the Australian Equine Livestock & Events Centre. Tamworth boasts top-notch educational and medical facilities, from primary to secondary schooling. The city also enjoys daily air services to Sydney and Brisbane, not to mention its weekly livestock markets for sheep and cattle.

Spanning approximately 135.332 hectares (about 334.4 acres), Edeowie's landscape varies from fertile river flats along the Peel River to gently sloping terrain predominantly composed of red soils, all thoroughly contoured. This diverse terrain encompasses approximately 51 hectares of natural grazing land, 24 hectares of riverfront land with oats and sudax crops, and 57 hectares of arable land planted with winter feed oats. The property has received several applications of chicken manure under its current ownership.

As a seasonal block, Edeowie has been utilised for fattening beef cattle and raising dairy heifers. Water is abundant, thanks to a 45-megalitre allocation from the Peel River. The river is equipped with an electric pump for irrigation, and there is a 6-inch fibro underground main with hydrants across the property. A submersible pump feeds into a 270,000-litre tank servicing troughs, while a rainwater tank with a capacity of 110,000 litres serves the home.

The property is well-fenced into 14 main paddocks with conventional and hotwire fences, along with two laneways for livestock movement. The homestead is a master-built 5-bedroom home with verandas, modern amenities, wood fire, reverse cycle air conditioning, a BBQ area, saltwater pool, basketball court, and a landscaped garden. There are also functional cattle yards, hay shed, and machinery shed with workshop.

Priced at $3.6 million, Edeowie presents a prime lifestyle opportunity close to Tamworth, ideal for sheep or cattle fattening, and with the added advantage of Peel River frontage and irrigation.

5 2 4 135.30ha

Price	SOLD
Property Type	Residential
Property ID	44
Land Area	135.30 ha

AGENT DETAILS

Phillip Hetherington - 0428 680 028

OFFICE DETAILS

Tamworth
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GARVIN & COUSENS

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