







RURAL LIFESTYLE WITH PRODUCTIVITY JUST MINUTES FROM TAMWORTH

AREA: 72.22ha (Approx 178.45ac)

COUNTRY: The property features a productive mix of red and brown basalt soils, with gently sloping country that has been fully contoured. The majority of the holding is suitable for farming, with approximately 8ha currently sown to tropical pastures. The balance comprises mainly natural pastures, with some paddocks retaining established stands of lucerne. Historical applications of poultry and pig manure have contributed positively to the property's overall fertility.

CARRYING CAPACITY: The property has historically supported a trading operation running in excess of 60 steers.

SITUATION: Ideally positioned just 14km from the Tamworth CBD and only five minutes from AELEC, this property offers the convenience of a major regional centre while enjoying the privacy and tranquillity of a rural setting. Mail is delivered three times per week, with school bus access to all Tamworth schools available at the end of the lane.

WATERED: The property is well watered by six dams, which have been cleaned out in recent years, as well as two equipped bores fitted with submersible pumps. Water is pumped to 20,000-gallon and 5,000-gallon storage tanks, servicing 10 troughs and the house yard. The home is also supplied by three 5,000-gallon rainwater tanks for domestic use.

RAINFALL: 26-inch area average

FENCING: The property is well subdivided into 11 paddocks with conventional ringlock, plain wire and barbed wire fencing, supported by electric hotwires. Boundary fencing is of a similar standard and also includes electric hotwire support.

4 1 72.22ha

Price	$2,400,000
Property Type	Residential
Property ID	48
Land Area	72.22 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

IMPROVEMENTS: Improvements include a neat four-bedroom brick and tile home set within established gardens. Positioned toward the top of the property, the residence enjoys attractive views over the valley. Additional infrastructure includes a three-bay lockable machinery shed, three stables and tack room, a machinery shed with skillion, plus two former poultry sheds and one former pig shed with power connected, currently utilised for storage.

REMARKS: A quality small acreage holding in a highly regarded location, offered for genuine sale as owners looking to retire. This is an excellent opportunity to secure a productive and well-positioned rural property within close proximity to Tamworth.

This property is offered in conjunction with Jim Lyons Agency 0428 668635

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