

Lot 152 Byamee Lane, Tamworth







152 BYAMEE LANE

Quality small acreage close to Tamworth with 2 homes giving a rental income of $550 per week. Located close to Tamworth sale yards for the trading of livestock.

SITUATION
Only 13km from Tamworth on all-weather road, school bus on highway to Tamworth. Daily mail.

AREA
42.31 hectares

COUNTRY
Most of property has been cultivated & contoured with extensive fertilizer over the years. Currently all natural grasses on property which slopes down to Tangaratta Creek. Approx. 32 hectares are arable.

CARRYING CAPACITY
Currently running up to 50 dry cattle all year.

WATERED
30ml irrigation license from Tangaratta Creek. Bore equipped with submersible pressure system pumping around the property. Also bore with Lister diesel motor and 3rd bore equipped with mill.

RAINFALL
26-28 inches area average.

FENCING

1 1 42.31ha

Price	SOLD
Property Type	Residential
Property ID	5
Land Area	42.31 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

Most of property conventional fences with some electric. Subdivided into 4 main paddocks.

IMPROVEMENTS

Main home consisting of 3 bedrooms and 2nd home of 3 bedrooms, both are tenanted at this stage ($310 & $240 per week). Small set of cattle yards, 3 bay machinery shed plus small machinery shed & workshop. Also, 4 unused pig sheds.

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