



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

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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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