

# "Locherin" Tamworth

Sat May 18 2024



✦ 63.14 Hectares - 156

**\$1,650,000**

**With a great location and exceptional improvements "Locherin" is suited to horse and stud enterprises or a productive irrigation and breeding property. All the hard work is done to the highest of standards. Full modern Farming Plant is available to successful purchaser. Inspection highly recommended.**

AREA	63.14 Hectares - 156 Acres
LOCATION	Extremely well located just 13km north of Tamworth city. 4.6km from the town boundary.
IRRIGATION	2 fully equipped irrigation licences totalling 243 mega litres. Extensive underground mains system. 3 new side roll irrigators plus spray lines.
WATER	Peel River frontage. Equipped electric well supplying stock and domestic needs. Troughs in every paddock.
FENCING	Excellent fencing well suited for horses. 16 paddocks all leading into a laneway system for ease and safety of stock movement. 6 day yards constructed of post and rail plus smaller stud paddocks.
IMPROVEMENTS	<p>HOUSING: A comfortable 4 bedroom brick and tile home surrounded by established gardens featuring a spacious eat in kitchen, family room, separate lounge room and gauzed entertaining area. The home offers ducted reverse cycle air conditioning and wood heating. The home has been recently painted and carpeted throughout.</p> <p>Also a 2 bedroom weatherboard and iron renovated cottage suited to staff accommodation or guest house.</p> <p>EQUINE IMPROVEMENTS: 5 rubber lined timber stables with concrete floors, auto troughs and day runs. Undercover mare and foal vet crush. Post and rail fencing and yards.</p> <p>WORKING IMPROVEMENTS: 18m x 18m steel frame hay and machinery shed. 3 bay lock up machinery shed.</p>

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Workshop with power connected. Steel cattle yards.

## REMARKS

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