

## SOLD - PRIOR TO AUCTION

Thu May 2 2024



✚ 116.5 Ha / 288 Acres

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**A very well presented property with good infrastructure, quality lucerne flats under irrigation, water licences, horse facilities and comfortable home.**

AREA	116.5Ha / 288 Acres
LOCATION	Approx. 23km from Tamworth
COUNTRY	<p>A well balanced property with country ranging from 80Ha of first class alluvial Peel River flats to gently undulating arable heavy basalt country.</p> <p>95% arable, with the current program including approx. 40Ha of irrigated cutting lucerne, with the balance either fallowed or utilised for winter cropping being oats and barley for both grain, hay and grazing, plus 10Ha sown to sub-tropical pasture. Timber consists of River Gums along the Peel River plus White and Yellow Box for shade and shelter along the 'Billabong' which has a constant year round supply of feed for grazing.</p> <p>Rainfall District average - 700ml (27")</p>
IRRIGATION	<p>Two wells with an allocation of 348 megalitres are equipped with 25hp electric pumps, plus a 366 megalitre Peel River licence which is equipped with a 65hp electric pump. Underground mains supply a near new Valley 50 acre pivot irrigator, a near new Valley 70 acre lateral irrigator, plus 2 side roll irrigators. The underground main system is interconnected enabling water to be directed where required. The entire property can be irrigated with the underground mains system running from the river to the top of the property.</p> <p>The irrigation system has been updated and renewed over the last 5 years.</p>

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WATER	Stock and garden water supplied via a equipped well with an electric pump to a 150,000 ltr storage tank serving a trough system throughout the property with water in every paddock plus Peel River frontage.
FENCING	Well fenced into 12 main paddocks suited to sheep and cattle with ramps throughout the property.
IMPROVEMENTS	<p>The Homes:</p> <p>The main home consists of three bedrooms and office.</p> <ul style="list-style-type: none"><li>- Two bathrooms including an ensuite off the main.</li><li>- Two Large open plan living family area,</li><li>- Well equipped kitchen with dishwasher and walk in pantry, gas cook top</li><li>- Two evaporative cooling systems and two wood heaters, ceiling fans throughout.</li><li>- Swimming pool and outdoor entertaining area</li><li>- Carport</li></ul> <p>The second home has two bedrooms and two bathrooms, air conditioning and ceiling fans.</p> <p>Both homes have been tastefully renovated and set in established gardens overlooking the property.</p> <p>Working Improvements:</p> <ul style="list-style-type: none"><li>- 5 bay machinery shed</li><li>- 38m x 20m machinery shed and workshop with three phase power</li><li>- 60m x 20m Hay shed</li><li>- 2 Silos (150 tonne)</li><li>- Steel cattle yards</li><li>- Extensive stable complex with 5 stables, tack and feed room, office</li><li>- Undercover round yard</li><li>- Vet race and horse wash</li><li>- Stallion run</li><li>- Post and rail yards</li></ul> <p>A separate title on the property of 2ha carries a separate building entitlement.</p> <p>The well maintained machinery is available to the successful purchaser at valuation.</p>
REMARKS	<p>One of the most productive holdings in the district with a versatile programme producing up to 30,000 small bales of premium lucerne hay plus cereal hay. Turning off 200 to 300 trade cattle plus 1000 to 1500 fat lambs annually.</p> <p>(N.B. Some photos of previous seasons)</p>