

# Outstanding Poultry Farm - Excellent Return

Wed May 8 2024



✦ 150.8 ha-372.6 acres

On Application

## Outstanding Poultry Farm - Excellent Returns

AREA	150.8 ha-372.6 acres
LOCATION	Well-located with main road frontage approx. 30 km North of the regional city of Tamworth, 17km South from the Township of Manilla and just 6km from Attunga.
COUNTRY	<p>A very well balanced property, ranging from gently undulating to low hill basalt grazing style country.</p> <p>Approx. 250 arable with extensive pasture improvement including established sub-tropical grasses, Lucerne for grazing and hay production plus summer and winter forage crops.</p> <p>The property is well managed, backgrounding approx. 150 to 200 weaners annually plus running cows and calves.</p>
WATER	<p>This property is safely watered with an equipped 104 megalitre irrigation licence which is serviced by an electric pump supplying 3 large storage tanks which gravity feed the poultry complex plus troughs in each paddock plus dams, as well as double creek frontage to Brown Spring Gully which has permanent water holes.</p> <p>The irrigation paddocks are serviced by an underground main system.</p>
IMPROVEMENTS	<p><b>HOMESTEAD:</b> The main home is a well maintained large family home with 5 bedrooms with both formal and informal living areas, 2 bathrooms, large sunroom, set in established gardens.</p> <p><b>COTTAGES:</b> 2 x 3 bedroom homes that are well maintained suited to either staff, family or attractive rentals due to the location between Tamworth and Manilla.</p> <p><b>WORKING IMPROVEMENTS:</b> 18m x 26m Machinery Shed, 14m x 9m Work Shop, 13m x 7m -5 Bay Vehicle Shed, 22m x 25m Hayshed, Steel Cattle Yards with undercover work area, Various storage sheds.</p>

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POULTRY COMPLEX: 5 Modern environmentally controlled tunnel ventilated sheds with 2 being 160m x 18m and 3 being 160m x 20m with a total floor area of 12,992 square meters.

A central silos system services the sheds and a 60 kw Solar panel system has been recently installed to supplement power requirements with a 250 kva generator back up in place.

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CONTRACTS: The property is contracted to Steggles/Baiada Poultry with a 7 x 7 year contract in place. The contract is on a \$ per square meter rate plus a batch payment averaging 5.25 batches per year allowing peace of mind in regards to budgeting and a regular cash flow.

Mail and School Bus at the front gate, updated 3 phase power throughout the property.

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## REMARKS

This is a well-developed intensive poultry farm achieving outstanding results on a per batch basic with the added benefit of running profitable cattle numbers plus farming and irrigation.

The property has been well managed with a family that has a long and successful history in the Poultry industry.

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