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## CONTACT SELLING AGENT FOR FULL INFORMATION MEMORANDUM

### TINDAROO, NUNDLE

Tindaroo is a genuine blue ribbon property located in a highly desirable dress circle location. It has been in the Cowdery family since 1926 and is only being sold due to genuine retirement. Tindaroo has all the features of a top shelf property and has a reputation second to none that is proven each year at its annual cattle sales, where top quality calves are sold at heavy weights. It is highly suited to either breeding or fattening and with the beef industry about to enter its golden years now is your opportunity. Inspect now.

<b>Sales Method:</b>	Expressions of Interest
<b>Listing Number:</b>	0596
<b>Price:</b>	\$0.00
<b>Property Type:</b>	
<b>Land Size:</b>	Approx 3,546 Acres â 1,434 Hectares

**Situation:** One of the state's most recognised grazing districts only 4km west of the historical village of Nundle, 54km south east of Tamworth and around 4.5 hours from Sydney. Tamworth has numerous daily flights to and from Sydney and Brisbane.

**Country:** The topography of Tindaroo ranges from level and slightly sloping arable country through to soft open undulating grazing country. The soils are principally highly productive basalt and loam that have a long seed and super history. Overall the country is of a very high standard for grazing and there is approximately 1100 acres that are arable for forage crops or high performance pasture.

**Water:** The water system on Tindaroo is extensive and has been set up so that in any event there is ample fresh clean water for both stock and domestic use. The property features 11 working bores with 7 modern solar set ups and a total of 77 watering points throughout the property.

**Carrying Capacity:** Currently the property is carrying 1070 breeding females that consist of 900 cows and calves plus 170 joined heifers and around 50 bulls. In summary there is currently over 2000 head of cattle on the property.

**Fencing:** The property is fenced into 27 main paddocks with the fencing being in new to very good stock proof condition, overall very good for a property of this size.

**Improvements:** The property features 3 excellent homes including the main homestead being 4 bedrooms, 3 bathrooms, north facing and set in established trees and gardens. The working improvements are substantial and feature a top set of 1200 head all steel cattle yards plus an array of quality sheds, silos etc.



**Disclaimer:** The above information has been supplied to us by the vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.