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## OUTSTANDING VERSATILE IRRIGATION OR DAIRY PROPERTY

### WILLOW LYNN & SILVERWOOD, TAMWORTH

Whilst having been run as a dairy in recent years, the properties are situated on some of the regions most productive Peel river flats and the country is suited to a range of profitable agricultural pursuits including dairying, Lucerne hay and turf production.

**Sales Method:** Expressions of Interest  
**Listing Number:** 0549  
**Price:** \$0.00  
**Property Type:**  
**Land Size:** Approx 476 Acres - 193 Hectares

**Situation:** Willow Lynn is located in one of the state's most renowned and prosperous districts, only 8km from Tamworth and around 4.5 hours north west of Sydney via the New England Highway.

**Country:** The majority of the property is extremely productive alluvial Peel river flats rising to brown loam soils on the higher ground. The soil and topography is highly suited to intensive agriculture and irrigation. Apart from areas around the homes, farm infrastructure and roads the entire property is arable.

**Water:** Only one word describes it â Unlimitedâ. The water system is extensive and has been set up so that there is ample fresh clean water for both stock and domestic use. Water to the homes and surrounds is supplied via electric submersible pumps on wells plus rain water tanks. Stock water and water to operate the dairy etc is supplied via the same pumping system and reticulated across the entire property through a modern system comprising of over 50 large round concrete troughs.

**Irrigation:** Included in the sale is a total of 1,518 megalitres of irrigation entitlement consisting of 737ML of regulated Peel river entitlement and 781ML of ground water entitlement.

**Improvements:** 3 silos, Hammer mill and auger system, 650sqm machinery shed/workshop with part concrete floor and power â steel frame, 30mt x 16mt barn style hayshed â steel frame, 22mt x 17mt hay shed â steel frame, 3 bay steel frame shed and Numerous other farm out-buildings



**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 .