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PRODUCTIVE MIXED FARM CLOSE TO TAMWORTH

VALHALLA, SOMERTON

Valhalla is for genuine sale, it is extremely versatile and is highly suited to fattening or breeding of prime cattle or sheep, if you are looking for a property with scale close to Tamworth, expansion of your existing holding or a fattening property to value add your livestock then Valhalla is highly recommended.

Sales Method: Auction
Listing Number: 0545
Price: \$0.00
Property Type: Grazing
Land Size: Approx 805 Acres - 326 Hectares

Situation: Only 36km north west of Tamworth via bitumen road, 23km to Attunga, 5km to Somerton and around half an hour to Gunnedah.

Country: There is in excess of 450 acres of arable land highly suitable to forage crops or pasture, with the balance being gently rising productive grazing country. There are only large shade and shelter trees remaining on the property with an abundance of Kurrajong trees. Overall very good quality.

Water: Safe and secure water with a new system having been installed in 2016, a new bore rated at 1000 gallons per hour is equipped with a solar setup, from here water is pumped to a 30,000 gallon header tank and water is gravity fed to concrete troughs in every paddock from there. The home has 15,000 gallons of rainwater storage caught from the home and sheds.

Carrying Capacity: Highly productive country that is currently used as a cattle fattening enterprise turning off around 300 prime cattle per annum.

Fencing: The property is fenced into 14 main paddocks plus holding yards, the fencing ranges from new to good stock proof condition and is suited to both cattle or sheep.

Improvements: Very comfortable 5 bedroom 2 bathroom brick home, the home has been recently painted throughout and has air conditioning, wood heater, excellent views, in ground pool and attractive gardens. Working improvements include all steel cattle yards, 2 stand electric raised board shearing shed, 80tn of cone bottom silo grain storage, lockup workshop with power and concrete floor, 5 bay gated hayshed and machinery shed both with power.



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