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## PRODUCTIVE SMALL FARM IN AFFORDABLE PRICE RANGE

### COTTONWOOD, QUIRINDI

Cottonwood is a top small farm, it is extremely tidy, is well located and has a nice country feel. New to the market, inspect now.

<b>Sales Method:</b>	Private Sale
<b>Listing Number:</b>	0539
<b>Price:</b>	\$649,000.00
<b>Property Type:</b>	Hobby / Acreage
<b>Land Size:</b>	Approx 86 Acres - 34.79 Hectares

**Situation:** Located 2 minutes off the main highway and only 20km North of Quirindi, 40 minutes drive to Tamworth & 68km from Gunnedah.

**Country:** Highly productive loam creek country, suited to either cattle or horses. All arable if desired. Large yellow box and apple box trees are scattered across the property and it has a long frontage to the Quipolly creek.

**Water:** Ample water with stock & garden water supplied to the farm from a bore equipped with an electric submersible pump that fills a 5,000 gallon storage tank, then a pressure pump pumps to taps/troughs etc. 10,000 gallons of rainwater supplies the inside of the home.

**Fencing:** Very well fenced into six main paddocks, a large percentage of the fencing is new.

**Improvements:** Comfortable 3 bedroom hardiplank home with large verandahs, lock up car garage and a 1 room granny flat with own bathroom, 4 bay steel frame machinery shed with power and a concrete bay plus new all steel cattle yards with crush and loading ramp.



**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 .