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## PRODUCTIVE 108 ACRES WITH GREAT IMPROVEMENTS

### 320 BABBINBOON ROAD, SOMERTON

This is a fantastic small holding that you can just move in and make it your own, good water system, productive country, well fenced and a house with a view. With not many properties on the market like this do yourself a favour and call today to arrange your inspection before you miss out.

**Sales Method:** Private Sale  
**Listing Number:** 0542  
**Price:** \$725,000.00  
**Property Type:** Hobby / Acreage  
**Land Size:** Approx 108 Acres - 43.88Hectares

**Situation:** Great location just off the Oxley Highway, approximately 35kms to Tamworth & 48kms to Gunnedah. Just a short 5 minutes drive from the village of Somerton which has a service station, post office, primary school and hotel.

**Country:** A highly productive small holding with approximately 50 acres of outstanding established tropical pastures, with balance being native grasses. The country is almost all arable and consists of chocolate and red basalt soils. Overall very good quality.

**Water:** Water is supplied to the home via 10,000 gallons of rainwater storage and the bore to laundry and toilets. The bore is approximately 600 GPH and pumps to a header tank, from there water is gravity fed to troughs throughout the property. This is a fully automatic electric system. There are also 2 dams on the property.

**Fencing:** The property is well fenced throughout into 5 main and 3 smaller paddocks with a laneway system.

**Improvements:** Very comfortable 4 bedroom 2 bathroom hardiplank home with speculator views over the property. Inviting deck area on the eastern side of the home to enjoy the serenity and your morning coffee or dinner and drinks of an afternoon out of the heat. The home has built ins in 3 of the bedrooms, en suite to the master, 3 way bathroom, ceiling fans, woodfire and a split system air conditioner in living/kitchen area. The home also has a formal dining and lounge area in addition to this there is a 2 bay lock up garage at the home for car accommodation with plumbing for an extra shower/toilet area if desired, concrete floor & power connected. There is a large variety of established fruit and nut trees around the home. Working improvements include an open 3 bay steel frame shed plus steel cattle yards with loading ramp and crush. The farm also has a 10KWA solar panel system which provides almost 100% of the property's power requirements.



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