



Contact Scott Waters  
Phone: 0428 860 435  
Email: [scott@cwrural.com.au](mailto:scott@cwrural.com.au)

## LARGE BODY OF FEED - DUAL INCOME PRODUCING

### BLYTHSWOOD, WALLABADAH

Blythswood has been held in the one family for many many years showing the reliability of the country, it has dual income streams and is beautiful country in a tightly held location.

**Sales Method:** Private Sale  
**Listing Number:** 0904  
**Price:** \$2,250,000.00  
**Property Type:** Grazing  
**Land Size:** Approx 504 Acres - 204 Hectares

**Situation:** Located in a dress circle area only 30 minutes drive south of Tamworth, it is only 4.5km from the New England highway and 4.5 hours north of Sydney.

**Country:** Top country that ranges from gently sloping arable areas through to open rolling grazing, a large percentage of the farm could be direct drilled and around 30% could be fodder cropped if desired. Overall very good country.

**Water:** The homes are supplied via rainwater & bore water. The farm has dams and also a trough reticulation system that gravity feeds water to the entire property.

**Carrying Capacity:** The area is known for its high carrying capacity, it is suited to breeding or fattening of cattle, sheep or horses. The property is currently destocked and is carrying a good body of fresh feed available to an incoming purchaser.

**Fencing:** Fenced into numerous suitable paddocks of varying sizes

**Improvements:** The main homestead is circa 1860s and has been extensively renovated over time, it has 5 bedrooms, 3 bathrooms, underfloor heating in some rooms, office, study, farm style kitchen, large living & entertaining areas & is set amongst established trees & gardens.. There are 3 other homes on the property and they are currently rented for a total of \$700 per week. In addition to this there is shedding, horse stables, yards & 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 .