



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

## Outstanding Cattle Property In Renowned District

### Wombramurra East, Nundle

Wombramurra East is regarded as one of the best properties in the Nundle/Tamworth district. It has all the features of a top shelf property including water, soil, rainfall, versatility, scale, improvements, location, pasture and a proven track record. The stud has been dispersed and it is now time for the retiring owners to sell the land. Wombramurra East is equally suited to a commercial or stud enterprise and inspection is highly recommended for genuine buyers looking for a quality holding.

Wombramurra East will be offered for sale by way of an Informal Tender with a closing date of 5pm, Thursday November 12th 2020. (If not sold prior).

|                        |                                     |
|------------------------|-------------------------------------|
| <b>Sales Method:</b>   | Informal Tender                     |
| <b>Listing Number:</b> | 251                                 |
| <b>Price:</b>          | \$0.00                              |
| <b>Property Type:</b>  | Grazing                             |
| <b>Land Size:</b>      | Approx 2,546 Acres ≈ 1,030 Hectares |

**Situation:** Located in a dress circle area only 3km south of the historic village of Nundle, around 45 minutes south of Tamworth and 4.5hrs north of Sydney.

**Country:** Extremely soft attractive basalt and loam grazing. The country ranges from Peel river and Nundle creek flats through to gently sloping and rolling arable land with approximately 600 acres of cleared productive undulating grazing hills towards the rear of the property. There are a few smaller areas of shelter trees but overall only large shade trees remain scattered across the property.

**Water:** Extremely safe water that is supplied to the property from frontage to the Peel river and Nundle creek, many good size dams with some being spring fed and reticulated bore water throughout sections of the property.

**Carrying Capacity:** The property is currently carrying 650 females, depending on management and personal preference there is scope through further pasture improvement and fertilizer to further increase the carrying capacity.

**Fencing:** The property is fenced into 85 paddocks of varying sizes, under current management the stock are run in medium to large size mobs and are moved regularly.

**Improvements:** 4 bedroom 2 bathroom managers residence, 1 bedroom cottage, steel frame workshop, truck skillion, hay storge and stables, large steel frame hayshed, 3 cone bottom silos, large steel and timber cattle yards, sale complex, raised board woolshed, solar system plus 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.