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LUCRATIVE MEAT CHICKEN FARM

GLENBURNIE, TAMWORTH

Glenburnie is an intensive meat chicken (broiler) growing operation that has been operating and held in the one family for the past 36 years. It is a very profitable cash flow positive business that operates on long contracts with Baiada on a \$ per m2 basis that has NO climatic or economic variability therefore being a very secure investment.

Sales Method: Private Sale
Listing Number: 0723
Price: \$1,975,000.00
Property Type: Hobby / Acreage
Land Size: Approx 40 Acres - 16 Hectares

Situation: 12km south of Tamworth on a council maintained road, approx 2km from the New England Highway. Tamworth is known as Australia's fastest growing inland city and has become one of the hubs of the nation's rapidly expanding poultry industry.

Country: The property is set on 40 gently undulating acres south of Tamworth with the home having magnificent views back over the city of Tamworth and a north easterly aspect. The remaining land that is not used by the chicken sheds and home is used for cattle production.

Water: Town water is supplied to the property for both the farm and domestic use. It has a connection via Spains Lane and is reticulated via a 3 inch pipe to the property with 2 in-line Grundfos electric pumps. It is then stored in tanks with a total storage of 625,000 litres with the main storage tank being 250,000 litres. In addition to this the property has 5 bores which 3 are licensed and also rainwater collection which is also stored in the tanks. The property has a backup water system incorporated with the main water system and also separate backup tanks with there being 8 tanks in total. Water is one of the features of the property having been carefully planned with expansion in mind.

Improvements: The farm has 6 fully operational sheds that are kept and maintained to the requirements of Baiada. There are an additional 2 sheds that were previously used for broilers but are now only used for storage. Garage: Fully enclosed 3 car garage with roller doors, cement floor, change area plus 3 phase power. Toolshed: Attached to garage and contains day to day equipment with an office at rear containing farm computer alarm system etc. Machinery Shed Substantial 2011 built all steel 16m x 13m shed with concrete floor and single phase power connected, normally used to house farm vehicles and equipment. Egg Shed: Refrigeration shed, 5m x 5m (25m2) Bottom Shed Previously a piggery, now compost & storage, 10m x 18m (180m2) Shed 2 Previously a broiler shed, now storage, 12m x 30m (360m2) Shed 4 Previously a broiler shed, now storage, 12m x 44m (528m2) Generator shed Used to house diesel powered 250KVA backup generator Cattle yards Approx 70 head capacity with crush and loading ramp



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