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LARGE SCALE TAMWORTH DISTRICT PROPERTY

MOUNT VIEW, TAMWRTH

Mount View has been owned by the one family for almost 40 years and has been the mainstay of a larger agricultural business during that time. Over many years it has consistently produced prime quality cattle and sheep and has a reputation known far and wide. The property is being sold to finalise the family's long association with agriculture and is for genuine sale. Don't miss the opportunity to purchase a large scale property close to Tamworth.

Sales Method: Private Sale
Listing Number: 0717
Price: \$0.00
Property Type:
Land Size: Approx 5,656 Acres ≈ 2,289 Hectares

Situation: Mount View is located only 35km North of the rapidly growing major rural centre of Tamworth, 9km South of the quaint village of Bendemeer and around 5 hours drive from Sydney.

Country: Soft grazing country that ranges from valley floor through to open undulating and hilly grazing country that has a mixture of basalt, loam and granite soils with an estimated breakup as follows: -Approx 500 acres of sloping arable country suitable for a range of forage crops or permanent pasture. -Approx 2420 acres of sloping and undulating open grazing country that has a strong super history. -Approx 2736 acres that consist of a mixture of productive open undulating country through to a smaller area of steeper timbered grazing hills. Overall the property has a great balance of quality grazing country. In addition to the already improved sections there is enormous potential to increase productivity through further pasture improvement and regrowth clearing.

Water: Water is a feature of the property with a long double frontage to the Moore Creek, a trough reticulation system gravity fed from a large dam and in excess of 50 additional dams with some being spring fed. Water has not been a problem on Mount View in the past.

Carrying Capacity: Mount View is currently used as a mixed grazing enterprise both breeding and fattening quality sheep and cattle and also producing a substantial wool clip. The property has an average carrying capacity of around 10,000 DSE. Currently it is carrying 250 cows & calves, 5500 sheep & 60 yearling cattle. The property is suited to either sheep or cattle and could be run as a standalone operation of either.

Fencing: For a property of this scale the fencing is in very good condition, the boundary is a netting, plain and barb fence with the internal fences a mixture of netting, hingejoint and plain/barb fences. There are approximately 40 paddocks on the property.

Improvements: Large modern steel cattle yards with substantial crush & all weather loading, 4 stand electric equipped woolshed & yards in excellent condition, Steel frame machinery shed with lock up workshop & power connected, Large all steel 4 bay hayshed and a 30tn cone bottom silo. - 8 Stables -Airstrip -Plus numerous other working improvements



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