



Contact Scott Waters
Phone: 0428 860 435
Email: scott@cwrural.com.au

LARGE SCALE TAMWORTH DISTRICT PROPERTY

MOUNT VIEW, TAMWORTH

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



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.