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## FIRST CLASS GRAZING OR FARMING

### YARRABIN, TAMWORTH

Located south of Tamworth featuring some of the districts finest soils and top class improvements this outstanding property is extremely well kept and would suit the most discerning buyer.

**Sales Method:** Private Sale  
**Listing Number:** 0716  
**Price:** \$1,400,000.00  
**Property Type:**  
**Land Size:** Approx 430 Acres - 174 Hectares

**Situation:** Located in a private and peaceful spot only 20kms south west of Tamworth. There is approx 10km of council maintained gravel road to the property.

**Country:** Extremely soft grazing or farming country with mainly black & chocolate friable soils. The entire property is arable and is level to gently sloping. Only large shade trees remain consisting of Yellow Box, Box and Kurrajong.

**Water:** Excellent safe water that is pumped to header tanks from a bore equipped with an electric submersible pump, from there water is gravity fed to troughs throughout the property. In addition to this there is pressurised water around the improvements and home. The home has 15,000 gallons of rainwater storage plus 10,000 gallons in backup tanks. The water system is modern and well set up, some paddocks also have dams.

**Carrying Capacity:** Highly productive farming & grazing country that has the facilities and could be used for cattle, sheep or lambs or full time grain production. Hay is also cut from the property. Currently it is used for a steer fattening operation.

**Fencing:** Very well fenced into 8 main paddocks of various sizes.

**Improvements:** Large executive/country style 2004 built homestead with 3 bedrooms, 2 bathrooms, separate office, large indoor entertaining area, verandas, established gardens and magnificent views. Quality steel cattle yards, 2 large haysheds, workshop/machinery shed with power, 3 large cone bottom silos, horse stables & a 2 stand electric woolshed with steel yards.



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