

## Water, Lucerne, 2 Houses, Equine Facilities & Fishing to boot!!

Price : SOLD

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### Area & Tenure:

126.36 Ha (312 Acres) Freehold

### Situation:

10 km NE of Manilla, 55 km Tamworth, 78 km Gunnedah  
808 Namoi River Road. Sealed road frontage.

### Description:

Gently undulating basalt country running to fertile loamy river flats with 1 km of Namoi river frontage. Lightly scattered shade timber complimented at the river by Acacia, She Oak and River Red Gum. Pastures include a mix of natural grasses and clovers. There is an older established paddock of Lucerne.

Approximately 85% arable. Both summer and winter crops are periodically grown.

50 Mg unregulated river licence. 4 cyl Perkins diesel pumping through 4 inch underground mains. (Covering approx. 200 acres in 7 paddocks). 80Mg and 40Mg storage dams.

Namoi River frontage. 6 Dams. Solar submersible river pump (8 panels) pumping to 115,000 lt stock and domestic storage. Separate solar powered bore pumping to 22,500 lt tank servicing the equine complex and the cottage.

Reticulated water to all paddocks. Average annual rainfall of 652 mm (25 ½ - 27 ½ inches).

Fencing can be described as excellent with the majority being new/as new. Plain/Barb 4/5 Strand. Fenced into 20 paddocks and a laneway.

### Improvements:

Large 4 bedroom (all with built ins) homestead. Brick const. Colorbond roof. Open plan kitchen/dining. Separate Formal lounge. Main Bathroom. 4th bedroom could be used as an office. Separate laundry. Reverse cycle air conditioning and wood heating. Undercover entertainment area highlighting beautiful views to the east.

- Separate 2 Br home with Kitchen/lounge and bathroom.
- 7 Bay machinery shed (new)
- 2 Bay machinery shed
- Hay shed
- 7 Stable barn
- Cattle Yards - Steel. Approx. 150 head capacity
- Indoor arena - 38m x 22m
- Round yard -12.8 m diameter
- 5 electrified stallion runs - with stables
- 10 electrified day runs - with shelters

### Features:

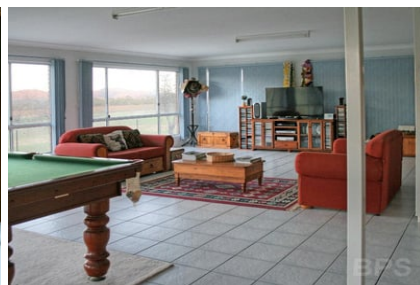
- Income diversification
- Livestock - Lucerne - Cropping
- First class improvements
- Favourable location
- River frontage with irrigation
- Impressive equine outfit
- Destocked with an abundance of feed

### Comments:

A rural holding of a high standard, River frontage with safe secure water, outstanding features and incorporating income diversification ~ Livestock, Lucerne, Cropping and Stud enterprises.

From the impressive front entrance and exceptional Homestead set amongst established gardens and lovely valley views, clearly attention to detail has been applied throughout the features of the property making it a real stand out!!!

â€œLiquid Goldâ€ Water, Water, Water - drought proofing the whole property throughout with underground mains for irrigation, high capacity storage irrigation dams. This complements the excellent specialist equine complex and the added livestock production and cropping benefits. This is a property of



diversification for income protection, combining great infrastructure, excellent fencing, specialist equine complex, second home to rent and ideal location all within an easy commute of the Regional city of Tamworth.

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Inspection by appointment only

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.

**Representative**  
**Cameron McIvor**

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