

## Fertile Red & Black basalt soils - Sought after location

Price : SOLD

4 🏠 2 🚗 0 🚗

### Area & Tenure:

Approx. 371.9 Ac (150.5 Ha) Freehold

### Situation:

Located 11 km south of Guyra, 33 km north of Armidale, 4.5 km to New England Highway. Bitumen road to front gate.

### Description:

Level to undulating red and black Basalt soils. Timbered with White Gum, Black Sally, Stringy Bark. Pastures improved with Rye, Demeter Fescue, Phalaris, Clovers plus natural grasses. Regular super history with last super June 2012. Approximately 50% of the property is arable. Potatoes grown in a number of paddocks. Red clover cut for hay. Watered by 11 dams, some spring fed. The head of Booroolong Creek runs through the property. A well supplies house yard and sheds. Average annual rainfall of 800-900mm. The boundary fencing is netting plus plain and barb wire. Internal is hingejoint, plain and barb. Laneway system from 5 paddocks to yards and woolshed.

### Improvements:

- 4 bedroom wooden home with 2 bathrooms and 2 toilet, wood heater.
- ~ Machinery shed with lockup storage. 3 phase power
- ~ Double garage with workshop
- ~ Double lockup garage
- ~ Large old shed
- ~ 2 Stand electric shearing shed with 3 phase power in new condition
- ~ Combined sheep and cattle yards with bail head at woolshed.
- ~ Second cattle yards - Steel & timber

### Features:

- ~ Fertile Red & Black basalt soils
- ~ Sought after location
- ~ Potential for many enterprises
- ~ Proximity to education at Armidale
- ~ One owner for 60 years
- ~ 2 Hours to the Coast

Auction at - Guyra bowling Club

Contact: Ashley Little - 0427 293 327

This information has been obtained from our vendor(s). 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  
Graham Andrews  
0400 342 227

Property ID 687148

Schute Bell  
Property



Sydney Office  
Ph: (02) 9892 0700  
www.schutebell.com.au

