

**1058 Old Bundarra Road, Barraba, NSW 2347**



**Sold Other**

Wednesday, 28 February 2024

1058 Old Bundarra Road, Barraba, NSW 2347

Area: 599 m2

Type: Other



Riley Gibson

0417441688

**\$1,700,000**

'RETREAT' OLD BUNDARRA ROAD BARRABA AREA: 598.93 ha or 1479.9 acres SITUATION: Retreat is well located only 34km east of Barraba, 36km west of Bundarra and only 115km north of Tamworth. The property is well located to a range of selling markets including cattle and sheep sale yards and processing facilities. COUNTRY: A very well balanced block ideally suited to a breeder operation, mainly open and sheltered rolling hill country with soils ranging from basalt soils to areas of trap, with timber species mainly white & yellow box & apple. Rainfall is circa 28 inches. The vendors have applied a pasture improvement and weed management program, with species including premier digit, rye grass and clovers well established through parts of the property. A significant investment into the tidying up of loose timber has also improved the appearance and productivity of the block. WATER: Stock water is a feature, with water being supplied by a network of 17 dams and 14 troughs which are supplied by a new bore with solar pump system pumping to a header tank and reticulating through the property. Ironbark Creek runs through an adjacent 10 hectare crown lease which is attached to the property. FENCING: Fencing is in good condition with a good share of the property having been refenced in recent years. The majority of the fencing is steel posts with barbed & plain wire, as well as some electric fencing. In total there are 11 paddocks. IMPROVEMENTS: improvements on the property, in addition to the bore and fencing, include a quality set of steel cattle yards with curved race, loading ramp and crush. An older hay shed provides an area to store gear. The sale of Retreat provides the opportunity for the purchaser to acquire land that is not top heavy on improvements and where value for money will be realised in the productive acreage. There is an older cottage in need of renovation adjacent to power also. REMARKS: a very neat and tidy block, ideal as an add on to an existing operation or for those looking for an uncomplicated, easy to manage grazing operation. Offered as a genuine sale, to be auctioned in Tamworth 7 December. Call Riley Gibson from Ray White Rural on 0417441688 or John Rodd from Ian Morgan Livestock on 0428668663.