

**108 Skeltons Lane, Tamworth, NSW 2340**



**Mixed Farming For Sale**

Wednesday, 17 January 2024

108 Skeltons Lane, Tamworth, NSW 2340

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 89 m2**

**Type: Mixed Farming**



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## Auction

**AREA:** 89 hectares or 220 acres **SITUATION:** Glenore is located in the well regarded Duri district, renowned for its proximity to Tamworth and productive soils. The property itself is just 24km south of the Tamworth CBD off Gowrie Road and is located in a quiet area with no through traffic. **HOME:** A superbly built home built to encapsulate the quality views over the farm, it has 4 spacious bedrooms, the master suite offering a large built in wardrobe and large en suite. All other bedrooms have built ins. Nine foot ceilings are a feature as you walk in, with the kitchen and living areas complimented by a warm open plan design. The kitchen itself is outstanding, with 40mm marble bench tops and butler's pantry. Ducted reverse cycle air conditioning, full length back veranda and entertainment area and adjacent double carport all combine to create a wonderful home and surrounds. **COUNTRY:** Offering some of the best soils in the district the country features predominantly chocolate basalt soils with an extensive history of high performance fodder crops and permanent pastures. Current species include lucerne (approx. 24 hectares or 60 acres), a pasture blend of phalaris, prairie grass, red clover, sub clover and chicory as well as a paddock of cow peas. A further 75 acres has been sprayed and cultivated in preparation for this year's oats crop. **WATER:** Water infrastructure is in good order and includes a bore with solar pump pumping to a steel header tank at the highest point of the property and reticulating to concrete troughs in every paddock. The bore has recently been professionally tested recording a flow rate of 1900 gallons per hour, Rainwater is harvested into another steel tank and pressure pumped into the house. Additionally there are four dams. **EQUINE FACILITIES:** Glenore features a quality dressage arena approx. 60m x 20m which could easily be extended to accommodate a facility for all horse disciplines. Adjacent to the arena are two stables as well as several smaller day yards and paddocks ideal for horses. **FENCING AND INFRASTRUCTURE:** Infrastructure is highlighted by a near new set of Clipex cattle yards with undercover crush area, an adjacent set of sheep yards, loading ramp and several cattle rail holding yards, a large three bay machinery shed with enclosed office area, separate hay shed and several other storage sheds. Fencing is in excellent condition with the majority of fencing new or near new with cattle rail end assemblies, hinge joint and barb wire. **REMARKS:** a quality property with a proven history of producing quality crops and outstanding weight gains, on the doorstep of Tamworth and with the type of home to create the perfect lifestyle, Glenore is quality from front to back. Production, lifestyle and a quiet location only a short drive to Tamworth, all the hard work has been done.