

1211 Macintyre Road, Barraba, NSW 2347



Livestock For Sale

Wednesday, 15 May 2024

1211 Macintyre Road, Barraba, NSW 2347

Bedrooms: 4

Bathrooms: 1

Area: 382 m2

Type: Livestock



Joel Fleming

\$950,000

"Messines Block" is ideal for anyone wanting to escape town and enjoy the peace, quiet and privacy a rural lifestyle has to offer. Set on 945.5 acres ranging from arable grazing country to steep heavily timbered terrain, this property provides the new owner endless options. This is a great opportunity for someone looking for that add on block or the perfect block to step into the rural market. This property is a blank canvas which has the potential to lend itself to multiple income streams. It also has the option to be purchased in conjunction with "Messines" which is the neighboring property. The abundance of space provides unlimited activities ranging from horse riding, hunting, bird watching and easy bush walking. It has a 4 bedroom cottage, 1 bathroom cottage, which is powered by a 5KV generator, making it the perfect weekender or has the potential to allow a new owner the chance to build their dream home and further increase the productivity of the block. AREA Approximately 382.8ha / 945.5ac LOCATION "Messines Block" is situated in the North West Slopes region of Northern NSW. Situated a short 24km drive from the regional town of Barraba. Tar road and school bus access to the front gate. Located only 114km to the regional city of Tamworth which offers excellent health facilities, leading education opportunities for all ages, a wide range of competitive sports, and a variety of shopping and a domestic airport with daily flights. The property is well situated for a livestock operation with there being regular livestock markets, abattoirs, and multiple feedlots in the area. It is convenient for the equine enthusiast Tamworth being the home of the Australian Equine & Livestock Events Centre (AELEC) that facilitates everything from world class showjumping to some of Australia's highest paying Performance Horse disciplines. Ideally located being 526km North of Sydney and 523km South west of Brisbane. ACCOMMODATION Neat and tidy 4 bedroom cottage is privately located in a picturesque position, with magic views. COUNTRY & PASTURE The topography ranges from soft undulating valleys to steeper country with some of this being heavily timbered. "Messines Block" is predominantly native pastures however there is potential to increase the carrying capacity with the addition of improved pastures or winter crop. The property has a healthy mix of timber consisting of Ironbark, White Box, and Yellow Jacket trees. FENCING The property is fenced into 3 main paddocks. Fencing is in stock proof condition with some fences in need of repair. WATER The cottage has a 22,500L rainwater tank supplying water to it. There are 10 dams spread over the property and a semi-permanent creek running throughout. LIVESTOCK CAPACITY The current owners run 40-50 cows and calves annually. RAINFALL "Messines Block" is located in the New England Region of Northern New South Wales and receives an average annual rainfall of 24" - 26" (600mm - 650mm). INFRASTRUCTURE MAIN SHED - 12m long x 11m wide, fully enclosed. -Dirt floor -Iron Cladding -Steel frame