

1252 Nundle Road, Tamworth, NSW 2340



Mixed Farming For Sale

Friday, 3 May 2024

1252 Nundle Road, Tamworth, NSW 2340

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 17 m2

Type: Mixed Farming



Oliver Smith
0473835000

AUCTION

LAWD is pleased to present for sale Redgate 1252 Nundle Road (the Property) 17* hectares (42* acres) and offering a rare opportunity with 1.5* kilometres of Peel River frontage and scope to increase production. The Property offers a comfortable home with established lawns and gardens creating a private oasis on the hill. WaterThe Property is currently set into five* paddocks all with access to water with 55* megalitres Peel River WAL supplied by an electric pump on the river and a well equipped with an electric submersible pump. The river pump currently supplies 152* millimetre galvanised mains to 101* millimetre sprays across the Property. The well is seven* metres deep.HomeThe brick veneer and tile home is well protected from any floods and is elevated on the ridge. The home is comfortable and features a freshly renovated kitchen. The home offers four-bedrooms and two-bathrooms, open plan lounge and dining space. There is also an arch-roof open room on the south side of the home, perfect for a summer's afternoon. Infrastructure The Property offers a great array of improvements including;36* metre by 36* metre steel and timber shed, steel cattle yards with loading ramp, two bay shed, chicken shed and stables. Fencing is all ring lock and barb and is stockproof.SoilsSoils are a feature along the Peel River being flat rich alluvial river loams. The Property also boasts a rich moisture profile without being intensively used for many years. The Property currently operates as a grazing block although could be used for farming purposes. Redgate is being offered for the first time in 43* years and represents an excellent buying opportunity to enter the Dungowan Valley district with the scope to further increase value on the Property. The Property will be offered by public auction with land and water being offered at 2pm (AEST) Tuesday 21 May 2024, with the owners downsizing all offers will be considered prior. Inspections by appointment only.For full details contact the below personnel.Oliver Smith+61 473 835 000oliversmith@lawd.com.au*approximately