

152 Byamee Lane, Wallamore, NSW 2340

GARVIN & COUSENS

Acreage For Sale

Saturday, 13 January 2024

152 Byamee Lane, Wallamore, NSW 2340

Bedrooms: 3

Bathrooms: 1

Area: 42 m2

Type: Acreage



Phillip Hetherington

Auction

SITUATION: 152 Byamee Lane is located only 13km from the regional centre of Tamworth on all-weather road, just off the Oxley Highway. The property is well serviced with a school bus at the highway junction and daily mail service as well as bin collections. **AREA:** 42.31 hectares or 104.55 acres **COUNTRY:** Most of property has been cultivated and contoured with an extensive fertilizer history. Approx. 32 hectares or 79 acres is arable and has been cropped in the past. Currently there is approx. 12 ha or 30 acres of Liver seed Grass, 6 ha or 15 acres of Sub tropical grasses and 13 ha or 32 acres fallowed and ready to go for oats. The land itself is very gently undulating and offers a level of production that will be well received by purchasers. **CARRYING CAPACITY:** This property is unique for its carrying ability with the current owner turning off 80 steers twice a year with irrigation and rotational grazing. The land would be well suited to a wide range of grazing and cropping opportunities, including breeding, fattening and small-scale fodder crops. **WATERED:** In total the property has three bores. The main bore is equipped with submersible pump and protection gear for irrigation. An irrigation license is included and a 50ml allocation is currently on lease for use. This bore was rated at 16,000gph when installed and has 110mm underground mains attached with hydrants. The irrigation has been done by K Line of 63mm pipe and 48 sprays. The 2nd bore is equipped with submersible pressure system pumping around the property for stock and domestic water. The 3rd bore is equipped with Lister diesel motor and kept as a backup. **RAINFALL:** 26 - 28-inch area average. **FENCING:** The boundary fence is all conventional fencing and hot wire. Internal fencing is a mix of conventional fencing and hot wires with the property subdivided into 14 main paddocks for rotational grazing and a laneway to the cattle yards. The network of fencing has been designed for ease of operation and maximum production. **IMPROVEMENTS:** The main home at 152 Byamee Lane offers 3 bedrooms, front verandah and large rooms. The 2nd home, slightly smaller, also has three bedrooms, updated kitchen and carport. The main home is currently tenanted at \$295 per week with excellent tenants who would be willing to stay on, with the second home owner occupied. There is a set of cattle yards with loading ramp and crush, 3 bay machinery shed plus small machinery shed and workshop. There is a large former pig shed which measures approx. 78m x 12m which would make a good stable complex. **REMARKS:** This is a quality small acreage close to Tamworth which can turn off large amounts of cattle annually with management. A diverse opportunity, it provides several potential income streams and is located on the door step of Tamworth. Take advantage of its location, production ability and ease of operation. Call Riley Gibson from Ray White Rural on 0417441688 or Phil Hetherington from Garvin and Cousens on 0428680028. Property Code: 36