

**20713 Kamilaroi Highway, Narrabri, NSW 2390**



**Mixed Farming For Sale**

Friday, 12 April 2024

20713 Kamilaroi Highway, Narrabri, NSW 2390

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 140 m2**

**Type: Mixed Farming**



Kim Rozendaal

## Auction - 23 May 2024 @ 11 AM, 'The Exchange'

"Kato" is a stunning property set on the black, alluvial soil plains between Narrabri and Wee Waa which backs onto the Namoi River. This versatile cropping/grazing property would be an excellent addition for existing landholders or perfect as a small stand-alone farm with all the infrastructure necessary for a family wanting to start their farming venture.

**Farm:**

- Total area 140.16ha\* (346.19ac\*) cropping and grazing block.
- 79\* ha native vegetation and 61\* ha cropping/grazing.
- Topography is generally level with 3 paddocks plus a large house paddock.
- 12kms from Narrabri with all-weather access.
- Large machinery shed with a secure/lockable storage area.
- Two domestic bores (one has new electrics) and a third unequipped bore.
- 2 x dams and a billabong near river.
- Concrete troughs in paddocks fed via bore.
- Steel cattle yards with crush and loading ramp.

**House:**

- Modern four-bedroom, two-bathroom clad homestead approximately 15 years old.
- Large front tiled verandah.
- Carpeted lounge room with a slow combustion fire for the winter seasons and evaporative air conditioning throughout.
- Eat-in kitchen with breakfast bar, electric oven and stovetop with range hood, double sink, pantry, and a split/system.
- The main bedroom has built-ins, a split/system plus a walk-in robe and ensuite.
- Ensuite is tiled and equipped with a sizable vanity, toilet and shower.
- Three bedrooms with carpet and built ins. One with split-system.
- Three-way bathroom with shower, bath, vanity and separate toilet.
- Sliding glass doors from the kitchen to a large back verandah with views overlooking the paddocks.
- Fenced yard with clothesline, septic and rainwater tanks (4 x poly & 1 x concrete).
- Three bay carport on a slab.
- Second power pole for a potential granny flat.
- Flood free home.
- Good internet reception.

Rates: \$1624\* p/a\*Approximate "Kato", represents a unique opportunity to secure a 140ha\* parcel of well-watered, extremely productive land in a highly sought after area. This versatile property has excellent farming expansion goals. Inspections are highly recommended for this picturesque, profitable property. (By appointment only) Join us at the Auction on the 23rd of May, 2024 at 11:00 am, held at The Exchange, 43 Maitland Street, Narrabri.