

235 Blackville Road, Willow Tree, NSW 2339



Sold Mixed Farming

Tuesday, 27 February 2024

235 Blackville Road, Willow Tree, NSW 2339

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 551 m2

Type: Mixed Farming



Michael Guest

0429921700

Contact agent

- Located on the Liverpool Plains near Willow Tree & only an hour's* drive from Tamworth.- Total area 551ha* (1,361ac*)- Cultivation area up to 500ha* (1,235ac*)- Year-round productivity with summer & winter crops.- Level to gently sloping topography, deep-cracking black clay soils and a favourable climate.- Grazing of improved pastures and creek flats.- Three bedroom, two bathroom country home with a modern kitchen.- Abundant water including wells, creeks, dams and rainwater.- 700mm* average annual rainfall.- Sheds, indoor riding arena, silos and cattle yards. With an enviable production history, Lochinvar is located in one of Australia's premier dryland farming regions. The farming/grazing ratio can be quickly adapted to changing circumstances in either markets or climate to maximise margins. For sale by negotiation, with offers above \$9 million. Offers close 9th April 2024. Contact Michael Guest 0429 921 700 for further information and inspections. Sale in association with Cameron & Co Agents & Advisors, Willow Tree.*approximate