

**4170 Oxley Highway, Tamworth, NSW 2340**



**Mixed Farming For Sale**

Friday, 14 June 2024

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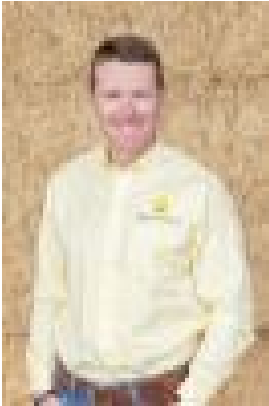
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 210 m2**

**Type: Mixed Farming**



Riley Gibson

0417441688

## Auction

'Bundilla' AREA: 210 hectares or 518 acres SITUATION: Bundilla is located in a prolific location just 41 km west of the Tamworth C.B.D. on the banks of the Peel River. It is 37 km East of Gunnedah and only minutes to the village of Somerton which has a hotel, service station and primary school. The area is well regarded for its agricultural pursuits with a vast history of livestock and cropping production, while Tamworth itself is becoming renowned as one of the country's most dynamic regional centres, attracting people for its quality schools, medical facilities and cultural and sporting events.

COUNTRY: An outstanding mix of country ranging from soft rich alluvial river flats through to rid and chocolate basalt based soils. Bundilla has a proven history of producing quality fodder crops including wheat, barley, oats, sorghum and lablab. 12ha or 30 acres is sown to tropical grasses and 62 ha or 153 acres sown to oats. Approx. 70 ha or 173 acres is irrigable and is currently serviced by 2 x Valley centre pivots. WATER: Water is a feature with Bundilla having 2.5 kilometres of Peel River frontage in addition to some outstanding irrigation water rights. Irrigation entitlements are 165 Units Regulated Peel River (WAL 20894) serviced via electric pump to the centre pivots. In addition, there is a stock and domestic well equipped with solar pump and bore equipped with electric pump, both of which pump to header tanks and reticulate to a series of troughs. There is also a further unequipped bore. The house is serviced by 3 x rainwater tanks.

HOME: A quality Colonial style home with commanding views of the farm and Peel River, the home is brick and iron in construction and features four large bedrooms, the main having an en suite and walk in robe. Two living areas, separate lounge, dining and family areas and dedicated office all combine to create a genuine family home. An outdoor entertainment area and wrap around verandah create a wonderful feel and the home is located well back off the main road ensuring peace and privacy. Comfort is provided by way of wood fire and ducted reverse cycle air conditioning and the home is one single level throughout.

IMPROVEMENTS: Working improvements are all of a high standard and include a set of steel cattle rail cattle yards with undercover vet crush, loading ramp and enough room to wean and feed, an adjacent 3 bay machinery shed 18m x 12m with concrete floor and lock up bay, separate hay shed and 2 stables. Fencing is in good order and the property is fenced into 11 main paddocks and several smaller subsidiary paddocks, including horse paddocks.

REMARKS: A quality property from front to back, offering purchasers the best of both worlds when it comes to production and lifestyle. The hard work has been done and the property is set up and ready to go. Production, water and lifestyle combined seamlessly into one package. Offered for genuine sale, with offers encouraged prior to auction. For an information memorandum or to arrange an inspection please call Riley Gibson on 0417441688.