

762 Warrah Creek Road, Willow Tree, NSW 2339



Sold Mixed Farming

Friday, 19 April 2024

762 Warrah Creek Road, Willow Tree, NSW 2339

Bedrooms: 3

Bathrooms: 2

Area: 377 m2

Type: Mixed Farming



Hamish Firth

\$3,000,000

AREA: • 377 Ha or approx 930 Acres
LOCATION: • The property is located only 16 kms from Willow Tree, 90 kms to Tamworth and approx 3.5hrs to the northern suburbs of Sydney. This is a very sought after tightly held area.
IMPROVEMENTS:• 3 Bedroom Timber Home with open plan kitchen, lounge and dining areas with split A/c. The centre of the house has an additional living area with a slow combustion fireplace and a skylight allowing the natural light during the day. • There is a large bathroom with a shower/bath, vanity and toilet. Plus another separate toilet and second shower. The veranda on the northern and eastern side of the house captures all the morning sunshine. • Timber weatherboard Storage shed located in the house yard approx 10m x 7m. Which could possibly be made into separate accommodation. • Steel dog kennels • 3 Bay Machinery Shed approx 14m x 12m with power & lighting • 3 Bay Machinery Shed approx 16m x 9m with power and lighting plus one bay concreted with a shearing stand. • 3 Bay Machinery shed Approx 14m x 9m with power • Hay Shed Approx 15m x 12 of heavy steel construction. • Cattle Yards- Mixture Steel and Timber - with crush and loading ramp • Two Stables with large holding yard and water troughs • Round yard
COUNTRY:• Quality soft soil creek flats to good rolling heavy basalt hillside grazing country • Selection of Box and Kurrajong trees
STOCK:• The property in the past has run approx 110 Cows & Calves
PASTURES:• Native pastures throughout the property
FENCING:• The property is subdivided into 12 main paddocks • All the fencing is in stock proof condition.
WATER:• Double frontage to the Warrah Creek • Trough system throughout the property • Bore with a submersible pump fills a 3 tank water system • Well has been used for the irrigation pump. (Pump currently not working) • 24 Megalitre water licence from well • All the paddocks have concrete troughs. • 9 Dams
SERVICES: Power, Landline telephone and mobile reception.