

**77 Tarban Loop Road, Tenterfield, NSW 2372**



**Mixed Farming For Sale**

Wednesday, 15 May 2024

77 Tarban Loop Road, Tenterfield, NSW 2372

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 5**

**Area: 156 m2**

**Type: Mixed Farming**



Mark Clothier  
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## Auction

An easy fifteen-minute drive from the thriving historic township of Tenterfield will see you at the entry to "Esme Vale". Consisting of 156.4HA (386 acres) over two titles with 2.4km Tenterfield Creek frontage, "Esme Vale" offers absolute privacy, convenience, and a rare opportunity to secure a parcel of land with endless potential. A very comfortable four-bedroom brick veneer home is positioned to make the most of the north easterly aspect. The picturesque rural views can be taken in from every vantage point be it through the windows of the open plan living area or from the verandahs to the Doctors Nose or the ranges to the west. All bedrooms open through glass sliding doors onto the verandahs. A recently installed 7.2-Kilowatt solar system including new monocrystalline panels and 6 x lithium batteries, ensures plenty of power even during overcast weather. Structural improvements to accommodate all plant and equipment include a large 18x6 metres 6 bay machinery/hay shed, 2 bay garage /shed, 4 bay car garage and 2 bay storage shed. With 75,000L of rainwater storage, 170,000L Pioneer water tank equipped with a 1.1kw solar powered submersible pump and 15 concrete water troughs strategically placed throughout the property together with 2.4 kilometres of Tenterfield Creek frontage, water security for all household, gardens, stock, and an array of leisure activities is assured. Well fenced into 5 paddocks, including 2.8 kilometres of new internal and boundary fencing, "Esme Vale" boasts an LLS stocking rate of 700 DSE, and is currently running 600 merino wethers on only half the property. 50 head capacity timber/steel cattle yards and 1050 head capacity new steel "StockPro" sheep yards, allow for easy livestock management. Whether it be for a rural enterprise, or to establish a dream of self-sufficiency or eco-tourism development or, simply a place to retreat, "Esme Vale" offers endless potential to the market. The difficult decision to sell has been made. A move further south is imminent. Book your inspection today.