

**850 Table Top Road, Walcha, NSW 2354**



**Sold Mixed Farming**

Wednesday, 13 September 2023

850 Table Top Road, Walcha, NSW 2354

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: Mixed Farming**



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**\$1,100,000**

:: High rainfall area :: Excellent water :: well fenced :: solar back to the grid :: timber for milling or fire wood :: Mixed farming attributes :: This 254.4 hectare (628 acre) property is situated approximately 32km north east of Walcha. Principally undulating to hilly basalt and traprock soils in a high rainfall area. There are 8 main paddocks and 9 dams plus a bore with an electric pump providing water to troughs. Approximately half the property is arable. Creek water runs through the property. Improvements include a three bedroom clad weatherboard home with slow combustion wood heating and reverse cycle air conditioning. The kitchen has a wood burning stove and an electric stove plus a walk-in pantry. The bathroom has been renovated and the house has been installed with solar power back to the grid. The woolshed has an attached hay shed. The steel and timber cattle yards have a crush and loading ramp. Included is a three bay machinery shed and storage sheds. Currently estimated at around 70 cows and calves, the carrying capacity could easily be improved with a concerted management programme. Some farming equipment could be negotiated in the sale. DISCLAIMER; "The above information has been supplied to us by the Vendor and information provided on the internet. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate."