

**'Glen Lui' 1265 Manilla Road, Tamworth, NSW 2340**



**Sold Mixed Farming**

Saturday, 19 August 2023

'Glen Lui' 1265 Manilla Road, Tamworth, NSW 2340

**Bedrooms: 3**


**Bathrooms: 1**

**Parkings: 4**

**Area: 69 m2**

**Type: Mixed Farming**

## Contact agent

Area: 69.68 hectares or 172.18 acres Location: Glen Lui is located in outstanding position on the northern outskirts of Tamworth, being just 11km north of the Tamworth C.B.D. in the renowned Hallsville area. Excellent access is provided, with the property being just a short drive from town, processing facilities as well as recreational, educational and medical facilities. Country: An exceptional parcel with some of the most productive soils the Tamworth district has to offer, with soils comprising mainly of soft alluvial river flats. Current pastures and fodder crops include 19.4 ha/48 ac of cutting lucerne and 19.4 ha/48 acres of oats across three paddocks. 90% of the property is arable, with 620m of single frontage to the Peel River. Home: A very tidy home, offering 3 large bedrooms with separate office area, ducted reverse cycle air conditioning, plantation shutters, large outdoor entertainment and all set in a well established gardens and surrounds.  Cottage: A great opportunity to value add to the property, a pretty stone cottage sits on the property providing another dwelling ready for renovation. The cottage could provide another income as an air BnB or guest accommodation. The cottage has an abundance of charm and appeal with power already available. Water: Water is a key feature, with water entitlements totalling 408 megalitres, comprising of 108 units regulated Peel River water source (WAL 20817) and 300 units Peel Alluvium (WAL 21093). In addition to the irrigation water entitlements, stock and domestic water is supplied by well and electric submersible pump, a further unequipped well and two unequipped bores. House water is by way of 2 x 5000 gallon concrete tanks. Each paddock has a concrete stock water trough. Infrastructure: Having been developed to accommodate a wide range of pursuits, there is ample equine, cattle and hay infrastructure. Equine improvements include 6 large day/spelling yards with shelters, 3 smaller day yards, 4 x stables, round yard and cutout and small campdraft arena. Cattle are serviced by quality fencing and steel cattle yards with loading ramp and vet crush, there is a 18m x 12m hay shed and a 24m x 12m 4 bay machinery shed. Comments: A property combining exceptional soils, exceptional water and an outstanding location, Glen Lui will suit a wide array of purchasers. Rarely does a property come available with such a combination of features on the edge of the Tamworth CBD. Often sought, seldom found, Glen Lui is offered for genuine sale by auction. For further details please call Riley on 0417 441 688. Click here to register for Auction: <https://buy.realtair.com/properties/110427>