

'Inverness' Old Winton Road, Tamworth, NSW 2340



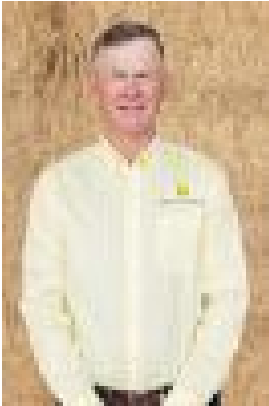
Mixed Farming For Sale

Thursday, 14 March 2024

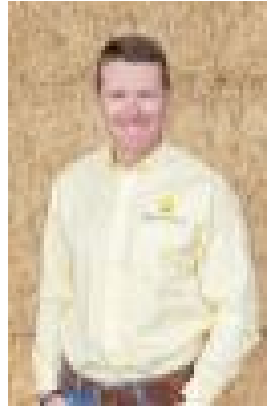
'Inverness' Old Winton Road, Tamworth, NSW 2340

Area: 209 m2

Type: Mixed Farming



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Riley Gibson
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Auction

AREA: 209.7 hectares or 516 acres **SITUATION:** Inverness is located just 22km West of Tamworth NSW. It enjoys good access from either Old Winton or New Winton Road and has dual road frontage to Ridds Lane and Old Winton Road. **COUNTRY:** Having been operated as a successful cropping and grazing enterprise, Inverness provides incoming purchasers with the ability to run diverse operation, with a proven history of producing quality crops and cattle. With a focus on soil health, sustainable farming practices and a crop rotation program in place, Inverness is well placed for future production. The success of recent crops, canola, cereals, pulse, fodder crops & pasture for livestock production are testament to the versatility of Inverness. **WATER:** Inverness is well watered for stock purposes and features a stock and domestic bore with solar pump into a header tank. It then gravity feeds to a series of troughs. In addition there are four quality earth dams, in summary there is either a dam or a stock water trough in each paddock. **FENCING AND INFRASTRUCTURE:** Fencing and infrastructure is all of a good standard with an excellent all steel machinery shed, steel cattle yards with undercover crush supported by a laneway system. Overall the fencing is in good order, as are all working improvements. The property comes with a building entitlement allowing for the development of the property further. **FURTHER DEVELOPMENT:** Together with the building entitlement from Tamworth Regional Council and the ability to build a dwelling and develop the property, Inverness is also located in a desirable energy corridor, with potential future options available for the development of renewable energy, providing the ability to acquire short term cash flow as well as long term capital value over time. **REMARKS:** Inverness has a long and successful history of proven production. The vendors time to retire now presents your time to inspect and acquire quality land in a well regarded district. Being offered for genuine sale, the property will be auctioned on Thursday April 18 at 6PM. For a detailed memorandum, please contact Scott Simshauser on 0427950454 or Riley Gibson on 0417441688.