

'Iona' 39 Ogunbil Road, Tamworth, NSW 2340



Sold Mixed Farming

Thursday, 19 October 2023

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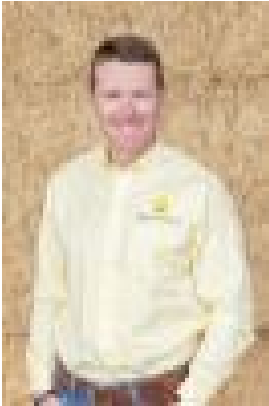
Bedrooms: 5

Bathrooms: 3

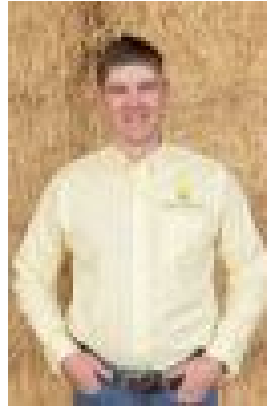
Parkings: 5

Area: 161 m2

Type: Mixed Farming



Riley Gibson
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Baden Chaffey
0488697416

\$2,100,000

'Iona' Dungowan AREA: 161.8 hectares or 400 acres (approx.) in two titles (184/733065 & 52/755337) SITUATION: Iona enjoys an exceptional location in the heart of the Dungowan Valley just 25km South East of Tamworth. The valley itself is regarded as having some of the most fertile soils in the district, with exceptional water and cropping and grazing enterprises. With sealed roads from Tamworth, and the Dungowan Village just minutes away, complete with primary school and hotel this is a terrific opportunity in a truly outstanding location. COUNTRY: A versatile mix, the country ranges from soft alluvial Dungowan Creek flats ideal for hay and fodder production, through to soft basalt rolling hill country which could be improved with permanent pastures or fodder cropped. Country then rises from there to some steeper more timbered areas offering outstanding views both back towards Tamworth and through the Dungowan Valley. WATER: Iona, like most properties in the Dungowan Valley is very well watered. In addition to approx. 400m of Dungowan Creek frontage, a well is equipped with electric pump to convey water to a header tank and reticulate to troughs in five main paddocks throughout the farm. A 114 unit Dungowan Creek (Upper Peel Tributaries) water access licence is also being sold with the property, with an electric pump situated on the creek pumping through underground mains to 8 hydrants. FENCING: Fencing is in reasonable condition throughout the farm, with subdivision fencing into 9 main paddocks, suitable for both horses and cattle. A small amount of fencing is a little older and would require upgrading at some stage but overall is in reasonable condition. HOMESTEAD: The main homestead on Iona is a spacious four bedroom Federation style home with several living areas, high ceilings and a quality barbecue area overlooking an in-ground pool. Some of the key features of the home include polished timber floors, new split system air conditioner, evaporative cooling and an overall good feel. The homestead is one of the key features of the property. COTTAGE: The cottage, which is fully separate and detached from the main homestead offers a very neat and tidy home, highlighted by an open plan design, modern kitchen and bathroom/laundry and is the ideal rental or extended family accommodation. It is hardi plank and iron, has a split system air conditioner and like the homestead has exceptional views of the Dungowan Valley. IMPROVEMENTS: In addition to the home, cottage, fencing and water improvements, Iona is home to a quality set of cattle yards, machinery shed/workshop with concrete floor, large hay/machinery shed as well as two large former chicken sheds (one 70m x 25m and one 70m x 12.5m) that could be converted into hay or machinery storage or horse stables. SUBDIVISION POTENTIAL: Iona enjoys two existing titles, with zoning on the front portion being RU5 Village with an indicative lot size of 2000m² with the back portion being RU1 Primary Production with an indicative Lot Size of 100 hectares. Subject to relevant approvals there could be the possibility of building a new home on the back lot creating another dwelling and a quality value add proposition. Note: subject to relevant approvals and purchasers should make their own enquiries. REMARKS: Iona is a very diverse farm, offering an outstanding mix of irrigation, grazing and lifestyle opportunities. A first class location with quality improvements makes it the perfect offering. Being offered for genuine sale, Iona will be auctioned in Tamworth on Thursday 23 November, call Riley Gibson on 0417 441 688 or Baden Chaffey on 0488 697 416 to arrange a viewing.