

405 Loomberah Road, Calala, NSW 2340



Mixed Farming For Sale

Wednesday, 19 June 2024

405 Loomberah Road, Calala, NSW 2340

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 67 m2

Type: Mixed Farming



George Barton
0383618110



George Berry
0438081736

\$2,350,000

LAWD is pleased to present for sale The Station (the Property). A versatile and productive grazing lifestyle opportunity situated in the renowned Tamworth region of New South Wales. Key investments Include: AREA 65* hectares (160* acres) SCALE 40* cows and calves TOPOGRAPHY The Property ranges in topography from arable undulating land to rich river flats PASTURES 17* hectares of sub-tropical pastures and lucerne, 9.5* hectares of Cooba Oats while the remainder being native grasses SOILS Red-brown Earths and Chocolate self-mulching soils WATER Securely watered by seven* troughs and a 60* megalitre Peel River water licence servicing a Reinke Pivot covering nine* hectares ACCOMMODATION Two-bedroom Uni-Plan home with carport IMPROVEMENTS 150* head steel cattle yards with hydraulic squeeze crush and loading ramp LOCATION Conveniently located four* kilometres to Farrer Memorial Agricultural High School and 16* kilometres to Tamworth CBD SALE PROCESS The Station is for sale by Private Treaty A detailed information memorandum is available on request. Inspections by appointment only. For full details contact the below personnel. George Barton Director 0473 613 332 georgebarton@lawd.com.au George Berry Sales Executive 0438 081 736 georgeberry@lawd.com.au *approximately