

**131 The Dip Road, Breeza, NSW, 2381**



**Rural For Sale**

Saturday, 31 August 2024

131 The Dip Road, Breeza, NSW, 2381

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Rural**

## Liverpool Plains Cropping & Grazing

LAWD is pleased to present for sale Tathra (the Property), currently used for the production of dry land cropping and beef cattle operations. Centrally located in the highly regarded Liverpool Plains region of New South Wales (NSW).

Key investment highlights include:

### Scale and Topography

Estimated 2,600\* dry sheep equivalents (DSE), 180\* - 200\* cows and calves.

Topography across the Property is undulating throughout, rising to areas of cleared plateaued grazing. The Property ranges in elevation from 287\* metres Above Mean Sea Level (AMSL) to 355\* metres AMSL.

### Soils and Crops

Soils comprise a combination of black self-mulching with sections of red basalt. The Property benefits from a balance of dryland cropping (196\* hectares) combined with open native grasses (236\* hectares).

### Water

The Property is securely watered by six\* dams, two solar equipped bores supplying a network troughs and tanks, also benefiting from a reliable annual average rainfall of 659\* millimetres.

### Fencing

The Property is fenced into 10\* paddocks, structurally well-fenced and suitable for maintaining beef production. Eight\* kilometres of internal and boundary fencing has been recently completed.

### Operational infrastructure

Operational infrastructure to support livestock and cropping production includes, machinery sheds/workshops (four), cattle yards (one), grain silos (five) and various other storage options.

### Accommodation

The house on Tathra has recently undergone a \$300,000 renovation, encompassing a new kitchen, laundry, and bathroom, alongside a timber deck overlooking the Liverpool Plains. The three-bedroom home also features an open living and dining room, a detached one-bedroom studio and 50,000\* litres of rainwater storage.

### Location

Conveniently located to Breeza five\* kilometres, Gunnedah 40\* kilometres, Tamworth 65\* kilometres and Sydney 400\* kilometres.

Please contact the listing agents for an extensive and detailed Information Memorandum.

\*Approximately