

"Tallawang" 358 Cattle Creek Road, Parraweena, NSW 2339



Mixed Farming For Sale

Wednesday, 25 October 2023

"Tallawang" 358 Cattle Creek Road, Parraweena, NSW 2339

Bedrooms: 3

Bathrooms: 2

Parkings: 8

Area: 445 m²

Type: Mixed Farming



Stephen Johnston

0414217911

Auction 8th Dec

"Tallawang" presents as a successful livestock grazing property in the well renowned and sought after Liverpool Plains district. "Tallawang" spans a productive 1100ac, offering well balanced fertile soil types, water security, quality working improvements and a comfortable & expansive country homestead. The current management has had a focus on restoring the landscapes to be as healthy, diverse, and productive as possible. The next operators will step in and take full advantage of these positive implementations and no doubt bring some fresh ideas. Area: 445ha (1100ac approx) Location: 40km west of Willow Tree, 114km from Tamworth and 380km from Sydney. The Liverpool Plains district of NSW is regarded as one of the richest agricultural regions in the nation. Country: The property ranges from creek flats to open undulating grazing areas. The soil types are self-mulching basalts, mostly black with some red clays and brown basalts in the higher areas. Approximately 40% of the property is arable with a farming history in previous tenures at "Tallawang". There is a diverse community of grasses, mostly native with a variety of introduced species, including Rye Grass, Prairie Grass, Phalaris, Medics, Lucerne, Clovers, and Vetches. The warm season native legumes, Glycines, Desmodium Emu foot and Rhyncosia ensure a year-round legume mix in the grassland. Water: Double frontage to Yarramanbah Creek (2.9km). The stock water (and some domestic) is supplied from a groundwater well 20 feet deep (tested to 22,000 lt/hour). Water is pumped by a solar submersible, with an estimated 1200-1400l/hr flow rate. This is backed up by a 240v single phase submersible. All water is pumped to 2 tanks, approximately 50m above the well head. It is then reticulated with 2" poly to 8 x 4500lt poly cup and saucer troughs plus 7 additional water points. Soft water for the house is stored in 4 x 5000 gallon tanks. Average annual rainfall 800mm Homestead: Well-presented weatherboard home with large undercover wrap around verandas. The updates to the home were designed to maximise space and comfort. • 3 bedrooms plus office • 2 bathrooms including large ensuite in the master suite. Master bed boasts a spacious dressing room/walk in robe • Multiple living areas including a large loungeroom with fireplace and large glass doors and windows opening through to the verandas • Practical kitchen with internal access to 4x 3m coolroom and meatroom • Wide verandas provide a comfortable enclosed entertaining/outdoor living space • Split cycle A/C & ducted evaporative cooling throughout • The house yard is well maintained and landscaped with blooming flowers, fruit trees and stunning mature trees Shedding: There is a series of sheds on "Tallawang" including the following: • 5 x 13m lock up workshop with 10 x 13m 2 bays under the same roofline • 4 x 8m raised lockable shed • 3.1 x 6.3m donga office • Old shearing shed in need of repairs, useful storage space Stock yards: Quality set of steel stockyards featuring: • Large undercover safe work area • Modern crush • Weigh box • There is also a set of sheep yards behind the old shearing shed Equine: • Dressage arena 60 x 20m • 8 x 10m equine area with day yard • 2, 3 x 3m stables with 6 x 10m skillion roof off to the side • Tackroom inside lockable shipping container Paddocks: The current management style is that of planned grazing. There are approximately 100 small triangular shaped paddocks arranged in six cells. The fencing comprises of strategically spaced steel posts and a single strand of high-tensile electric wire. The design allows fencing layouts to be easily modified to suit the landscape and situation. "Tallawang" presents as an exceptional opportunity to capitalise on the work that has gone into improving the country over the past 22 years. The owners have enjoyed their time at "Tallawang" where their work has earned them many awards in the industry. They are excited to see the next owner's step in and succeed. The Auction date has been set and the property will be sold. Get in touch for a copy of the Information Memorandum and to organise your own private inspection.