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## 100 ACRES â QUALITY HOME â EXCELLENT BORE

### 90 CAREYS LANE, TAMWORTH

Very good small farm, not often does a 100 acre property close to Tamworth come on the market for under 600k, this one won't last so inspect now.

**Sales Method:** Private Sale  
**Listing Number:** 0553  
**Price:** \$599,000.00  
**Property Type:** Grazing  
**Land Size:** Approx 100 Acres - 40 Hectares

**Situation:** Well located only 22km west of Tamworth via bitumen road (1km dirt)

**Country:** Gently sloping red basalt country that is approximately 60% arable, the property features many large shade trees across it. The country lends itself to horses, cattle and sheep and the arable areas are highly suited to forage crops and pasture if desired.

**Water:** Extremely safe water from a 250ft deep bore rated at 950 gallons per hour, the bore is equipped with an electric submersible pump and pumps to a 5000 gallon header tank that services the home, yard and paddocks.

**Carrying Capacity:** The property is productive and suited to horses, cattle or sheep. Management and sowing of forage crops and pasture would determine the carrying capacity.

**Fencing:** Well fenced into 7 main paddocks plus holding yards.

**Improvements:** Very comfortable 4 bedroom 2 storey brick and clad home with excellent verandas overlooking the property. The home is very well maintained and has a wood fire and air-conditioning. In addition to the home there is a 9mt x 7mt fully lock-up colourbond shed with power and concrete floor, 6 stables, horse yards, stock yards and a second shed.



**Disclaimer:** The above information has been supplied to us by the vendor . We do not accept responsibility to any person for its accuracy and do no more than pass this information on . Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate .