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## RIVER FRONTAGE - IRRIGATION - COUNTRY - WATER - EXCELLENT IMPROVEMENTS

### EAST HILLS, MANILLA

A quality property that represents value for money, East Hills is for genuine sale & has all the attributes of an above average property including excellent improvements & fencing, fully operational irrigation system, long river frontage, magnificent practical homestead, top water system and room to improve carrying capacity if desired.

**Sales Method:** Private Sale  
**Listing Number:** 0538  
**Price:** \$1,850,000.00  
**Property Type:** Grazing  
**Land Size:** Approx 1,184 Acres ≈ 479 Hectares

**Situation:** Only 17km north east of Manilla and 45 minutes north of Tamworth.

**Country:** The property rises gently from the banks of the Namoi river and ranges from level and slightly sloping arable country through to rolling and undulating grazing, there is approximately 400 acres suitable for forage crops or pasture and the soils are mostly red basalt derivatives. Overall good quality.

**Water:** Very well watered from a long frontage to the Namoi river & 2 interconnected water reticulation systems (one solar & one electric). There are troughs in every paddock, substantial storage tanks and most paddocks have reliable dams.

**Irrigation:** Included with the property is a 102 megalitre unregulated Namoi river licence, approximately 50 acres are serviced via 6" PVC mains and are used to grow top quality hay, the pumping system is an electric 50HP pump set up on the river.

**Carrying Capacity:** Estimated to carry 130 to 150 breeding cows plus irrigation country.

**Fencing:** Very well fenced into numerous paddocks of various sizes, there is large percentage of new or very good fencing throughout the property.

**Improvements:** Large stylish 1905 federation homestead set in attractive easy care established trees and gardens with an attached new 2 bedroom residence that has been built to fit with the character of the homestead, both residences are in immaculate condition. In addition to this there are steel cattle yards, 3 stand electric equipped woolshed & 2 good steel frame sheds.



**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 .