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EXCLUSIVE NUNDLE PROPERTY

GLEN AYR, NUNDLE

A once in a lifetime opportunity to purchase such a magnificent property, no expense has been spared in the creation of âGlen Ayrâ so donât miss this opportunity.

Sales Method: Expressions of Interest
Listing Number: 0732
Price: \$0.00
Property Type: Hobby / Acreage
Land Size: Approx 600 Acres - 243 Hectares

Situation: âGlen Ayrâ is located in a tightly held dress circle area surrounded by well known properties and adjacent to the historic village of Nundle. âGlen Ayrâ is situated 58km South East of Tamworth and only 20 minutes off the New England highway.

Country: Extremely soft grazing country that has predominately red and black basalt soils with an estimated breakup as follows: *Approx 80 acres of highly fertile river flats suitable for irrigation and hay production. *Approx 200 acres of arable land suitable for direct drilling of a mixture of pastures and forage crops. *Approx 320 acres picturesque undulating grazing country. Overall the property is excellent quality grazing country.

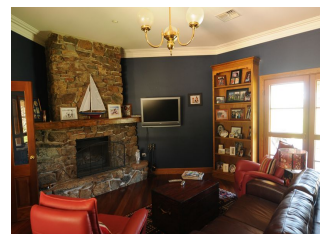
Water: Water is a feature of the property with around 2.4km of frontage to the Peel River, numerous reliable dams some spring fed plus a bore equipped with an electric submersible pump servicing a 25,000 gallon header tank and gravity fed water reticulation system.

Irrigation: The property has a 26 megalitre irrigation licence with a 40 acre irrigation flat equipped with underground mains that are serviced by an electric pump on the river. There is a Southern Cross gun irrigator that is included in the sale.

Carrying Capacity: Normally carries 150 cows and calves plus some opportunity fattening. The property is equally suited to breeding or fattening of any livestock enterprise. It is currently used for cattle breeding and fattening and is the home to a Charolais stud.

Fencing: Extremely well fenced with a large percentage being near new and the balance being in very good condition. The property has 9 main paddocks plus numerous smaller paddocks that have been used for stud bulls and previous horse operation.

Improvements: HOMESTEAD: Magnificent architecturally designed 75 square home that was completed in 1991. The homestead is set in established gardens and trees, it has been built to the highest standards and features an all weather tennis court, 15 meter lap pool with heated spa, 3 fire places, fully ducted reverse cycle heating and cooling, 360 degree views of the Peel river, historic township of Nundle and the great dividing range in the backdrop. One of the districts most enviable homesteads. WORKING IMPROVEMENTS: *Large steel and timber cattle yards with fully covered working area *Large all steel machinery/hayshed with power and enclosed bay *Second all steel machinery shed *Fully enclosed steel frame workshop with cement floor and 3 phase power with garaging for 6 cars *Substantial horse facilities suitable for stud purposes *Substantial cattle facilities suitable for stud purposes *Substantial amount of steel post and rail fenced yards *4 undercover car spaces at the homestead *Plus numerous other working improvements



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