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LARGE BODY OF FEED - DUAL INCOME PRODUCING

BLYTHSWOOD, WALLABADAH

Blythswood has been held in the one family for many many years showing the reliability of the country, it has dual income streams and is beautiful country in a tightly held location.

Sales Method: Private Sale
Listing Number: 0904
Price: \$2,250,000.00
Property Type: Grazing
Land Size: Approx 504 Acres - 204 Hectares

Situation: Located in a dress circle area only 30 minutes drive south of Tamworth, it is only 4.5km from the New England highway and 4.5 hours north of Sydney.

Country: Top country that ranges from gently sloping arable areas through to open rolling grazing, a large percentage of the farm could be direct drilled and around 30% could be fodder cropped if desired. Overall very good country.

Water: The homes are supplied via rainwater & bore water. The farm has dams and also a trough reticulation system that gravity feeds water to the entire property.

Carrying Capacity: The area is known for its high carrying capacity, it is suited to breeding or fattening of cattle, sheep or horses. The property is currently destocked and is carrying a good body of fresh feed available to an incoming purchaser.

Fencing: Fenced into numerous suitable paddocks of varying sizes

Improvements: The main homestead is circa 1860s and has been extensively renovated over time, it has 5 bedrooms, 3 bathrooms, underfloor heating in some rooms, office, study, farm style kitchen, large living & entertaining areas & is set amongst established trees & gardens.. There are 3 other homes on the property and they are currently rented for a total of \$700 per week. In addition to this there is shedding, horse stables, yards & other farm out-buildings.



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 .