



'Redcourt' 1501 Corella Road, MANILLA, NSW 2346

OPPORTUNITY, VERSATILITY & PRODUCTION

321.30 hectares, 793.93 acres

AREA: 321.3* hectares or 793.93* acres

SITUATION: Redcourt is situated 24km* from Manilla which features schools, hospital, pubs and restaurants. Gunnedah, renowned for opportunities in the farming and mining sector is located 44km* South West, with the regional city of Tamworth only 66km* away which is fast performing as a regional hub supporting healthcare, education and recreational pursuits along with diverse options in the way of livestock marketing and processing facilities for both cattle, sheep and lambs.

COUNTRY: A well-balanced mix of red basalt and chocolate loam soils, with approximately 85% arable land. Currently, around 40 hectares* or 98 acres* are planted to oats. The remaining area supports native vegetation, including a mix of clover and ryegrass, and offers excellent potential for further development into fodder crop production or permanent improved pastures. Lightly timbered shade belts, primarily consisting of box trees, add to the property's appeal and functionality.

TYPE: Auction

INTERNET ID: L11641579

AUCTION DETAILS

6:00pm, Thursday
November 6th, 2025

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
Tamworth, NSW
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Baden Chaffey
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WATER: Water is well supplied with a network of 15 earth dams strategically located across the property in line with natural watercourses. Additional supply comes from a well with a solar pump, complemented by a new solar bore (2024) feeding to three header tanks and reticulating to troughs.

HOME: The four-bedroom brick home offers a renovated open plan kitchen with dining area and adjoining loungeroom along with a separate office space. All bedrooms feature built-ins with the bathroom conveniently located, additionally there is a separate toilet plus tiled laundry area. Heating and cooling are taken care of with a wood fire, fans and split systems supplying year round comfort. Outdoor living is enhanced by front and back verandas and a paved entertaining area. The home also features a lock-up garage and carport.

IMPROVEMENTS: Additional improvements include several kilometres of new fencing, steel MNM cattle yards with water, a three-bay workshop (one bay concreted), machinery shed with two silos, and an older-style two-stand shearing shed.

REMARKS: Redcourt presents an excellent opportunity for further development as a mixed farming enterprise. With 85% arable land, strong water resources, quality improvements and a comfortable home, the property offers versatility and productivity in a highly accessible location. To be offered at auction Thursday, 6 November unless sold prior.

- Land Area 321.3 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2







