



2363 Oxley Highway, BECTIVE, NSW 2340

PRODUCTIVE TURNKEY ASSET

121.10 hectares, 299.24 acres

Area: 121.1* hectares or 299.23* acres

Location: Just 22*km west of Tamworth and 56km from Gunnedah, Oxley enjoys prime highway access and frontage, making it a standout holding in this tightly held district. Tamworth Regional Livestock Exchange lies only 15km east, supporting strong weekly livestock transactions alongside major protein processing facilities. Tamworth itself is a thriving regional hub, renowned for its healthcare, education, recreation, and diverse economy.

Country: With approx. 21.28* hectares or 52.58* acres established to sub-tropical pastures and the balance currently in oats, Oxley boasts around 90% arable land. Highly productive and versatile, it delivers reliable income opportunities for livestock and cropping, while also offering scenic views overlooking the Peel River and surrounding landscapes.

Water: Oxley is well watered with 9 surface dams strategically placed with contour

TYPE: For Sale

INTERNET ID: L20909197

SALE DETAILS

\$1,700,000

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
Tamworth, NSW
02 6766 1666

Baden Chaffey
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banks managing the surface water to each dam, in addition there is an equipped bore along with rain water storage collected off the sheds.

Infrastructure & fencing: Infrastructure on the property consists of a part enclosed three bay steel shed complimented with an additional large three bay steel shed with rainwater harvested from the roof. Both sheds can be closed off with gates at the front to allow for hay and machinery to be protected when stored along with three smaller grain silos. Oxley is well fenced into six main paddocks with a new boundary on the eastern side of the property. There is a steel set of M&M stockyards that have been fitted out with additional mesh and rubber to make them dual purpose to handle both cattle and sheep.

Remarks: Oxley represents a great location with a property that has been well developed over the years and is a turnkey asset for the incoming producer. Additionally, the property also has approval for dwelling with power available. For more details and an information memorandum please contact the exclusive marketing agents Elders Tamworth Baden Chaffey 0488 697 416 or Riley Gibson 0417 441 688

- Land Area 121.1 hectares

PROPERTY OVERVIEW

Improvements	1x machinery shed 1x hay shed
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