



560 Wallamore Road, TAMWORTH, NSW 2340

EXCELLENT LAND WITH SECURE WATER, QUALITY HOME AND EQUINE IMPROVEMENTS

39.70 hectares, 98.10 acres

Introduction: Elders Tamworth are pleased to present to the market this highly productive and exceptionally well-located rural holding, offering an outstanding blend of fertile river flats, secure water and quality equine infrastructure, all within close proximity to Tamworth. Comprising approximately 39.7 hectares* (98 acres*), the property presents as an ideal lifestyle and production opportunity, equally suited to grazing, fodder production, equine pursuits or mixed farming enterprises. With Peel River frontage, productive soils and an extensive range of improvements, the property combines genuine agricultural capability with comfortable lifestyle living.

Size: 39.7 hectares* | 98 acres*

Country: The property comprises a highly productive soil profile ranging from rich black alluvial country through to red basalt soils, with approximately 60% considered arable. Gently undulating in nature, the land is well suited to a variety of agricultural pursuits including grazing, cropping and fodder production.

Approximately 25 acres are serviced by an OTEC 4 span centre pivot and are currently

TYPE: For Sale

INTERNET ID: L20909677

SALE DETAILS

[Expressions Of Interest](#)

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
Tamworth, NSW
02 6766 1666

Riley Gibson
0417441688

sown to lucerne, providing a strong and reliable fodder base. A further 6.5 acres* is currently in fallow and benefits from irrigation mains already in place, offering excellent flexibility for immediate use. The balance of the holding is well suited to cropping or grazing enterprises, supported by a practical and efficient layout.

Water: Water security is a standout feature, anchored by frontage to the Peel River and a significant 130ML Peel Alluvium groundwater licence. This substantial allocation provides excellent reliability for irrigation, fodder production and livestock operations. Additional water is supplied via bore and rainwater storage servicing the home and improvements, ensuring a well-supported and versatile water system across the property.

Home: The solid brick veneer residence provides comfortable and functional family living in a peaceful rural setting. Comprising four well-proportioned bedrooms and two bathrooms, including a master suite with ensuite, the home is designed for practical lifestyle living. Featuring 9-foot ceilings and a spacious layout, the residence is enhanced by reverse cycle air-conditioning for year-round comfort. Positioned to take in views over the property, it is surrounded by established grounds and offers an ideal base for both family living and farm operations.

Infrastructure: The property features extensive agricultural infrastructure, well suited to a range of farming operations. It is well equipped to service cropping, livestock and equine enterprises. Improvements include multiple machinery and hay sheds, along with two standard silos and two additional 40-tonne silos, providing substantial on-farm storage for fodder and grain.

Well-designed steel cattle yards facilitate efficient livestock handling, with potential for a feedlot finishing operation supported by three feedlot bunks already in place. Equine infrastructure is a standout feature and includes a stable complex, 42m x 36m arena with professional base, horse walker and two round yards. The holding is well fenced throughout and has been thoughtfully developed to ensure practical, efficient and low-maintenance management.

Remarks: A highly versatile rural holding combining premium soil types, secure water and outstanding infrastructure in a tightly held location close to Tamworth. Suitable for a wide range of agricultural and lifestyle pursuits, the property offers genuine productivity with scope for further development, making it an exceptional opportunity to secure a quality rural asset with long-term potential.

- Land Area 39.7 hectares
- Bedrooms: 4
- Bathrooms: 3

PROPERTY OVERVIEW

Improvements Multiple sheds, 50x stables, arena, round yard

WATER/IRRIGATION

Irrigation 120ML - river, 130ML - well bore irrigation area - 20ha - pivot

HOMESTEAD

Bedrooms 4

Bathrooms 3





