



359 Balcarry Lane, ATTUNGA, NSW 2345

QUALITY MIXED FARM WITH ABUNDANT OF WATER

0.01 hectares, 0.03 acres

Area: 134.1 hectares or 331.37 acres

Location: 'Hazelwood', 359 Balcarry Lane is located in a terrific location only 9km from the village of Attunga and 31km from the main street of Tamworth. It is well located to capitalize on a range of services in the Tamworth region, including medical, educational and recreational facilities, as well as livestock marketing and processing facilities. Attunga itself has a primary school, fuel and convenience store while Tamworth caters for everything.

Country: a good mix of country, ranging from soft alluvial river flats on the banks of the Peel River to fertile chocolate and red basalt country. 90% of the land is arable and has been used to produce quality fodder crops and fat lambs over a number of years.

Water: water is a key feature and is underpinned by two irrigation licences (201 meg Peel River licence and 291 Peel Alluvial groundwater licence). Irrigation infrastructure in place includes a 6 span pivot irrigator (302m) and a 2 span pivot irrigator (90m),

TYPE: For Sale

INTERNET ID: L34141137

SALE DETAILS

\$2,800,000

CONTACT DETAILS

**Elders Real Estate
Tamworth**

247 Peel Street
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02 6766 1666

Riley Gibson
0417441688

movable between 3 x pivot points). River water is supplied by diesel pump through 6 inch underground mains, while groundwater is supplied from a groundwater excavation and diesel pump. Stock and domestic water is supplied by way of well and electric pump pumping to a header tank and gravity feeding to troughs.

Infrastructure: improvements are sound, and highlighted by a four bedroom weatherboard home with a modern kitchen, polished floorboards, several living areas, 2 x wood fires and deck overlooking the Peel River, as well as sheep yards and 2 stand shearing shed, hay and machinery sheds. Fencing is in generally good condition throughout, with the farm fenced into 11 main paddocks.

Comments: an excellent opportunity, with quality land and water and plenty of upside, Balcary is a real chance for astute buyers to capitalise. The adjoining Balcary is also for sale (purchasers have the option to buy Balcary or Hazelwood or buy both properties together). Rarely do these places come up with sale with quality land and water at an affordable price tag. Call Riley Gibson on 0417441688 to arrange an inspection.

- Land Area 134.10 square metres
- Bedrooms: 4
- Bathrooms: 1

HOMESTEAD

Bedrooms	4
Bathrooms	1





