**Davidson Cameron & Co**
174 Conadilly Street,
Gunnedah NSW 2380

## "Cedar Top Swinging Ridges Rd, Willow Tree, NSW 2339

**Sold - $1,575,000**

Mixed Farming









# "Cedar Tops" A Prime Rural Property Offering Exceptional Ag

"Cedar Tops" offers 146.4 hectares (362 acres) of prime rural land, located in Willow Tree on the Liverpool Plains. This tightly held area is renowned for its fertile soils and agricultural excellence, making it an exceptional choice for farming or a peaceful rural lifestyle.

**Open for Inspection**

By Appointment.

The property features predominantly soft chocolate basalt soils, ideal for a fattening operation, and is well-suited for quality livestock production. Approximately 80% of the land has been developed and farmed, with over 40ha planted to oats this season. Supporting 150 heifers. The property has consistently yielded excellent livestock weight gains. The picturesque setting provides an ideal spot to build a home, with stunning views.

Key Features:
• Area: 146.4 hectares (362 acres) predominately soft chocolate basalt soils. 80% of the land has been farmed, the topography is level to gently undulating.
• Location: 13 km southwest of Willow Tree, 54 Km from Scone, 85 km south of Tamworth and 206Km from Newcastle.
• Water: Stock and domestic bore with solar pump, gravity-fed to two stock troughs, plus several earth dams.
• Improvements: Fenced into two main paddocks, with excellent boundary fencing in near-new condition. A laneway leads to steel cattle yards with a loading ramp, crush, and calf cradle.
• Building Entitlement: Includes building entitlement, offering the perfect opportunity for a homestead. Power is available across the road, and the property boasts excellent views.

"Cedar Tops" is a well-developed, balanced property that offers both strong agricultural production and lifestyle potential. Whether you're seeking a starter block or expanding your farming operation, this property is a must-see. Contact us today to arrange a private viewing

**Listed By**
Stephen Johnston

Listing Number: 3465152

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.