Davidson Cameron & Co
174 Conadilly Street,
Gunnedah NSW 2380

"Nioka" 71 Swinging Ridges Rd, Willow Tree, NSW 2339

Sold - $1,900,000

Mixed Farming















"Nioka" Picturesque with Farming & Grazing Balance

Area: 232ha 573.28ac Lot8 DP751016

Open for Inspection

By Appointment.

"Nioka"- A picturesque property that strikes the perfect balance between farming, grazing and lifestyle. Spanning 573 acres of predominantly soft black basalt soils, this land offers a lovely mix of natural beauty and practical space. With approximately 45% of the property arable, and the balance open grazing areas "Nioka" presents an exceptional opportunity in a tightly held and well renowned district.

Located a short 13Km from Willow Tree, 85Km from Tamworth, and 320Km from Sydney, "Nioka" offers a peaceful rural lifestyle with easy access to nearby towns.

The property's infrastructure is impressive too. A comfortable cabin with power, water, and a fireplace provides accommodation. There's a large hay shed, machinery shed, and a large multipurpose shed/storage area. Plus, "Nioka" includes well-built set of steel cattle yards with a new crush and ramp.

The property will be sold with a dwelling entitlement. Power is already available on the property with a number of exceptional housesits earmarked, boasting stunning elevated views across the Liverpool Plains.

Water: Water is secured via a stock and domestic bore with electric pump. There is over 130,000 lt of water storage that feeds 12 concrete troughs distributed throughout the paddocks. There is also 5 dams and a wet gully (still running 11/08/23) on the property. For added security there is a well, and a second bore - both currently un equipped - never needed.

"Nioka" presents as an exceptional opportunity to secure a quality property in a well-regarded pocket of the Liverpool Plains. Water security, fertile soils, well balanced soft country with potential to improve into the future. Do not delay in organising your own private inspection.

Listed By
Stephen Johnston

Listing Number: 3426675

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.