Davidson Cameron & Co
174 Conadilly Street,
Gunnedah NSW 2380

"Spring Va 2707 Glen Barra Rd, Manilla, NSW 2346

$1,500,000

Other 4 2 4









Well Positioned Mountain Grazing Country

"Spring Valley"
2707 Glen Barra Rd Manilla NSW

1387 Hectares / 3426 Acres

Open for Inspection

By Appointment.

Situated only 23 kms to the vibrant township of Manilla and 64 kms to the regional City of Tamworth NSW.
A beautiful 4-bedroom country home set in a very well sheltered valley. The home is surrounded in a well-kept established park like garden with tall stands of magnificent trees and shrubs. The home overlooks an attractive creek, and a sense of privacy is paramount.
There is no shortage of improvements on this property, and they are all centrally located around the main homestead. There is a second residence being a 2-bedroom cottage and an extensive amount of shearers quarters. A working 3 stand electric woolshed in place which is steeped in history and adds to the ambience and feel of the property. Plenty of shedding such as workshops, double carport with garage, 2 sweat sheds, 2 sets of steel sheep yards, steel cattle yards, stables with connected power, hay sheds, and a chook run. Numerous other small sheds that fit in well with the property. The fencing on the property is outstanding with approximately 90% being new and a series of laneways in place to facilitate in mustering stock.
Water is certainly a feature of Spring Valley. A number of creeks run through the property and there are 4 reconditioned bores.3 of these are solar equipped bores, one electrical and one with a jet pump. These bores pump into strategically place water tanks that supply a trough system throughout the property and as well as the house and garden. 30,000 Gal rainwater tank supplies the house along with numerous other water tanks for bore water. 12 dams.28-inch rainfall and higher in the top country.
The country ranges from creek flats to undulating hills onto mountain country. Timbered and partially timbered land. The vendor quotes the property to be able to run approximately 120 cows and calves. It would also suit a back grounding operation using the high and low country at different times of the year. This property would also suit an equine operation.
Inspections are recommended and further information is available by the way of an Information Memorandum that can be emailed to interested purchasers by contacting the selling agent.

Listed By
Simon Burke

Listing Number: 3541984

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.