Davidson Cameron & Co
174 Conadilly Street,
Gunnedah NSW 2380

"Strathlei Warrah Creek Rd, Willow Tree, NSW 2339

Sold - $2,200,000

Mixed Farming 4 2 4









"Strathleigh" Excellent Value in Sought-after Location

"Strathleigh," is a 260-hectare (642-acre) property offering a diverse mixed-farming enterprise in a well renowned area. This property is equipped for cattle, horses, sheep, and farming operations, making it an ideal choice for those seeking a productive rural lifestyle with opportunities for future development. Enjoy plentiful water resources, a favorable climate, and a welcoming community.

Open for Inspection

By Appointment.

The homestead boasts a timeless country feel, featuring four bedrooms and a charming wraparound verandah, providing a great vantage point to overlook the manicured lawns and landscaped house yard. The house has been updated with rewiring and a new roof, it also boasts a cozy open fireplace and an inviting in-ground swimming pool. Additional living space includes a self-contained granny flat with a kitchenette, perfect for guests or extended family, as well as a hunting cabin for outdoor enthusiasts. The hunting cabin has some of the best views in the valley. Hunters are never disappointed by the array of game available.

"Strathleigh" is set up as a genuine mixed farming operation. Currently the owners are successfully running cattle and horses while growing lucerne on the cultivation areas. the fencing also allows for sheep, and the property has a rich history of producing fine wool and lamb. The owner has successfully cut lucerne and cereal hay, producing between 3,500 and 4,000 small bales annually.

The fertile soil types range from chocolate to black basalts with approx. 150ac of alluvial creek flats perfect for fodder production.

Water supply is abundant, featuring two dams and 1km of dual frontage to crystal clear Warrah Creek, along with a 19 Meg water allocation. Each paddock is equipped with troughs fed by an unregulated bore, ensuring reliable water access throughout the property.

Significant improvements on the property include a refurbished woolshed complete with a verandah, bar, and kitchen. A five-bay machinery shed (12m x 24m) with an attached skillion (6m x 12m), a workshop (8m x 8m), and a garage (7m x 3.5m) provide ample space for equipment and storage. Cattle and sheep yards are designed for efficiency, accommodating up to 100 head of cattle and 500 head of sheep, respectively. Stables and a rodeo-sized arena add to the property's versatility.

Equine facilities are top-notch, featuring a well-lit 70m x 35m arena with a sand & crusher dust surface, linked to the yards for convenient access, making it ideal for camp drafters. There are also seven horse paddocks, a feed shed, a round yard, and shelters to ensure the well-being of your horses.

Situated just an hour from Tamworth, under 1 hour from Scone and 4 hours from Sydney, "Strathleigh" is well connected while supporting a genuine country

Listed By
Stephen Johnston

Listing Number: 3452165

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.