

"Werribon" 201 Warrah Creek Rd, Willow Tree, NSW 2339

Auction

Mixed Farming 5 1/2 2 1/2



Distinguished Liverpool Plains Mixed Farming Holding

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"Werribon" - 201 Warrah Creek Road, Willow Tree

Situated at the foothills of the Liverpool Ranges and fronting Warrah Creek, "Werribon" is a highly regarded mixed farming enterprise that captures the very best of the Liverpool Plains region. Combining fertile soils, secure water, quality improvements, and picturesque surrounds, this property is a seamless blend of productivity, accessibility and rural lifestyle.

Owned and meticulously developed by the same family for the past 26 years, "Werribon" is presented as a genuine turnkey operation, offering purchasers the opportunity to acquire a proven and exceptionally well-improved rural asset, ready for immediate production.

Location & Area

831 hectares (2,054 acres)

- 11 km to Willow Tree
- 30 km to Quirindi
- 70 km to Scone
- 80 km to Tamworth
- 350 km to Sydney

Accommodation

The primary residence is a comfortable four-bedroom weatherboard home featuring a wide timber verandah and surrounded by beautifully established gardens. The home offers a warm and practical living environment, complete with a slow-combustion wood heater, office, and studio/laundry adjoining the two-bay carport. Complementing the main homestead is a renovated one-bedroom cottage with an inground swimming pool, set amongst mature trees and manicured gardens. Ideal for extended family, guests, or staff accommodation, the cottage provides an attractive secondary dwelling. Both residences are accessed via a sealed driveway from the main road.

Water

Water security is a key feature of "Werribon". The property is exceptionally well watered, with troughs servicing every paddock.

Listed By

Jenah Davis

Mobile: 0409511913

Open for Inspection

By Appointment.

Auction Details

16/09/2026 at 11:00 AM

