

981 Merriwa Road, Warrah , Willow Tree, NSW 2339

\$ 750,000

Mixed Farming



## UNIQUE 102 ACRES WITH DWELLING ENTITLEMENT

Positioned within the tightly held and highly regarded Warrah Creek Valley, this exceptional 41.4 hectare (102.3 acre) holding presents a rare opportunity to secure quality basalt country in one of the district's most productive and sought-after locations.

Gently undulating and predominantly open, the land is underpinned by rich black and red basalt soils, renowned for their carrying capacity and performance. A natural balance of shade timber including White Box, Apple Tree and Kurrajong enhances both livestock comfort and the property's aesthetic appeal.

Approximately 20 acres of contoured arable country adds further versatility, making this an ideal grazing, fattening or lifestyle investment. Set against a peaceful rural backdrop, the property enjoys a quiet, elevated outlook with ample scope to further enhance and develop.

### Key Features Include

- 41.4 hectares (102.3 acres) of premium basalt country
- Dwelling entitlement (subject to Council DA approval)
- Approx 1 hour's drive to Tamworth and 3 hour's Newcastle
- Productive grazing & fattening block in a blue-chip rural location
- Approx. 20 acres contoured arable land
- 1 dam + unequipped bore with windmill, 900 gal/Hr test
- Subdivided into 2 paddocks
- Quality native timber: White Box, Apple Tree & Kurrajong
- Sealed Merriwa Road frontage
- All-weather gravel access
- Private setting with expansive rural views

A property of this calibre, combining productivity, location and future building potential, is increasingly difficult to secure in the Warrah / Willow Tree district. Further information please contact Luke Scanlon 0419 495147, Ray White Quirindi on 02 6746 1270, or visit our web site at [www.quirindi.com.au](http://www.quirindi.com.au)

### Open for Inspection

By Appointment.

### Listed By

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