

1281 Towarra Rd, Inverell, NSW 2360

Sold - 25/06/2022

Livestock



SOLD BY WAYNE DALEY LJ HOOKER INVERELL

'NOONAMEENA' 1281 Towarra Road, Keera NSW 2404

AREA: Approx. 3,957.83Ha (9,780Ac) - Multiple Freehold titles.

COUNTRY: Approx. 3,757Ha of open, rolling hills. Natural grass pastures & clovers are plentiful including a healthy seed bank.

ARABLE AREA: Approx. 200ha of cultivation - soft soils suitable for both summer & winter fodder production.

LOCATION: Renowned Keera cattle breeding/fattening area. Serviced by major Regional centres such as Inverell (approx. 79.5km) , Tamworth & Armidale. Approx. 45km to Bingara, Bundarra & Barraba.

PRODUCTIVITY: 'Noonameena' is a reliable livestock breeding property with approx. 1,200 head carrying capacity. Currently being conservatively stocked with 800 PTIC females + 120 replacement heifers (if required 600 of these are available to purchase).

'Noonameena' has been successfully operated by a husband-and-wife team for many years, with limited introduction of fertilisers, legumes & tropical pastures. Note; there is scope to increase this carrying capacity with the introduction of fertiliser, pasture improvement & additional fencing. This concept has been tried & proven by the neighbouring properties.

MAJOR IMPROVEMENTS: 3 Residences. The main residence is under 2 years old comprising 5 bedrooms, 2.5 bathrooms, large open plan living. In-ground swimming pool & established well-kept grounds. Numerous new sheds, 2 x sets of cattle yards, 2 x sets of sheep yards, horse stables, tack room & cool room.

WATER: 3 fresh water creeks flowing through the property, 5 equipped bores + 2 unequipped bores, 25 concrete troughs & 37 sizable dams

FENCING: Currently well-fenced into approx. 16 paddocks + 5 holding paddocks with opportunity for further subdivision

AGENT'S COMMENTS: Noonameena's exceptional structural improvements, water infrastructure & fencing are at a very high standard; this will allow a new owner to concentrate their capital & management into increasing the productivity.

Listed By

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