



## LOT 102 NEW ENGLAND HWY, Gowrie



### "AS GOOD AS IT GETS"

**SITUATION:** Only 30km south of Tamworth with Highway frontage

**AREA:** 123.8ha (306ac)

**COUNTRY:** Some of the best country in the Tamworth district running from deep rich black soil on the creek flats to red and brown soils on the slopes. Approx. 110ac currently cultivated ready for winter crops. Balance of property mainly natural pastures with some old grazing Lucerne in place.

**CARRYING CAPACITY:** Under current management this property has run upto 120 steers

**WATERED:** Property has a double frontage to Swamp Creek and 1 dam.

**RAINFALL:** 28-inch area average

**FENCING:** Subdivided into 10 main paddocks with subdivision fencing mainly in good condition of plain, barb and electric wires. Laneway system in place to the cattle yards. Boundary fence is mainly conventional fencing with a new fence of hinge joint, barb and electric along the highway. Western boundary is the oldest and need attention.

**IMPROVEMENTS:** Only improvements on the property are a set of steel cattle yards

**REMARKS:** One of the best blocks in the Tamworth District, being only the 2<sup>nd</sup> time it has been offered for sale as it was purchased from Goonoo Goonoo Station in 1979. Originally it was Goonoo Goonoo Stations bullock fattening paddock which says it all.

📏 123.80 ha

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	11
<b>Land Area</b>	123.80 ha

### AGENT DETAILS

Phillip Hetherington - 0428 680 028

### OFFICE DETAILS

Tamworth  
Shop 6, 19 Wallamore Road, Tamworth,  
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**GARVIN & COUSENS**

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