



Niangala



## PRESTWICK

Prestwick is a quality, high rainfall property offered for genuine sale, located only 60km from Tamworth. Well watered, established pastures producing cattle that regularly top the Tamworth sale. In the current season Prestwick is carrying a good body of feed with excellent water supply.

### Location -

381 Weabonga Road, Niangala NSW 2340

The property is situated 60km east of Tamworth via a sealed road with approx. 6km of all-weather gravel. By district standards, the property is considered conveniently located to livestock markets & services.

### Area -

1171 hectares or 2894 acres freehold

### Carrying Capacity -

Currently, the property is used for a breeding and fattening enterprise. The owner estimates the property, in its current state, to run 300 cows & calves but with further development this could be increased.

### Country -

#### Soils:

The soils are all mainly red & brown basalt soils with some trap country along the ridge.

### Topography:

Running along the front of the property there is some very good sloping grazing country which runs back onto some steeper ridges. The back of the property runs back to the Mulla Creek where some steeper country is found.

6 3 1,000.00 ha

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	4
<b>Land Area</b>	1,000.00 ha

### AGENT DETAILS

Phillip Hetherington - 0428 680 028

### OFFICE DETAILS

Tamworth  
Shop 6, 19 Wallamore Road, Tamworth,  
NSW 2340 Tamworth NSW 2340  
Australia  
0267662901

**GARVIN & COUSENS**

#### Pastures:

Approx. 1600 acres has had extensive pastures improvement with Cocksfoot, Fescue, Phalaris, Red-White & sub-Clovers developed.

#### Timbers:

Grazing country is lightly timbered with Box & Stringy Bark, Apple & some Kurrajong trees. Property timbered more heavily towards the Mulla Creek.

#### Fertiliser History:

2014: 75-ton Single Super & 1400kg of pasture seed

2015: 45-ton Single Super

2016: 50-ton Single Super was planned for May this year

#### Water -

##### Stock:

Prestwick has a secure water with some 27 dams and approx. 3.5km frontage to the Mulla Creek where there is a 24meg irrigation licence from the creek. Plus, a small creek runs through the front of the property.

#### Domestic:

50,000L & 10,000L tanks

Rainfall 900mm

#### Structural Improvements -

##### Homestead:

Set in a picturesque garden setting is the federation weatherboard & iron homestead. The home consists of some 6 bedrooms, 3 bathrooms, 2 kitchens and 2 dining areas, all with beautiful, wide, timber verandahs wrapping around to enjoy the valley views.

#### Machinery Shed:

Excellent, 8 bay lockup machinery shed of steel & iron construction. Approx. half the area has a cement floor with power connected.

#### Cattle Yards:

Excellent set of steel cattle yards which service the property with power & water connected & overhead lights for loading out. Includes crush, race, loading race & scales.

#### Fencing:

Fencing, in general, is in good order with most fences conventional plain & barb wire & all well looked after. Two laneway system fenced through the property servicing the cattle yards.

#### Other improvements:

Old shearing shed and small hay shed.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.