



## Lot 152 Byamee Lane, Tamworth



### 152 BYAMEE LANE

Quality small acreage close to Tamworth with 2 homes giving a rental income of \$550 per week. Located close to Tamworth sale yards for the trading of livestock.

#### SITUATION

Only 13km from Tamworth on all-weather road, school bus on highway to Tamworth. Daily mail.

#### AREA

42.31 hectares

#### COUNTRY

Most of property has been cultivated & contoured with extensive fertilizer over the years. Currently all natural grasses on property which slopes down to Tangaratta Creek. Approx. 32 hectares are arable.

#### CARRYING CAPACITY

Currently running up to 50 dry cattle all year.

#### WATERED

30ml irrigation license from Tangaratta Creek. Bore equipped with submersible pressure system pumping around the property. Also bore with Lister diesel motor and 3rd bore equipped with mill.

#### RAINFALL

26-28 inches area average.

#### FENCING

 1  1  42.31 ha

**Price**

SOLD

**Property Type**

Residential

**Property ID**

5

**Land Area**

42.31 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**

Most of property conventional fences with some electric. Subdivided into 4 main paddocks.

#### IMPROVEMENTS

Main home consisting of 3 bedrooms and 2nd home of 3 bedrooms, both are tenanted at this stage (\$310 & \$240 per week). Small set of cattle yards, 3 bay machinery shed plus small machinery shed & workshop. Also, 4 unused pig sheds.

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