

669 Linton Road, Woodsreef, NSW, 2347



Rural For Sale

Saturday, 9 November 2024

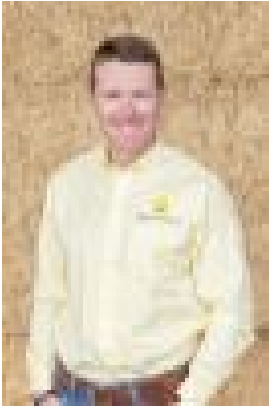
669 Linton Road, Woodsreef, NSW, 2347

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Rural



Riley Gibson

0417441688

SIZE AND SCALE WITH PRODUCTION UPSIDE

Area: 898.8 hectares or 2220.93 acres

Situation: Rimrock is located on the Linton Road 27km east of Barraba. The regional hub of Tamworth is 108km to the south, offering a range of markets including weekly cattle and sheep sales, and beef and lamb abattoirs. Tamworth is also well regarded for its range of educational, medical and recreational facilities while the local Barraba community is well regarded as a productive beef and wool area, also hosting several campdrafts and rodeos each year as well as several sporting teams. Inverell is around 106 km to the north.

Home: a beautiful country style homestead on the banks of the Nangarah Creek, it offers a range of period features including high ceilings, an ornate fireplace, picture rails, wrap around verandahs set in a beautiful garden with established trees. 4 large bedrooms, wide hallways, a modern updated kitchen and sunroom complement the home, whilst an above ground pool overlooking creek flats and horse paddocks have provided a summer oasis for grandchildren. Weatherboard and iron in construction, the home is presented in great condition.

Country: the country ranges from soft Nangarah creek flats through to gently undulating portions, sheltered rolling hills and rising to steeper areas in parts. Soils types range from loams on the creek flats through to areas of basalt, clay and traprock with timber species mainly Whitebox, Ironbark and Stringybark. The vendors have typically run a cow calf operation selling weaners. Currently the property is under native pastures with a body of feed.

Infrastructure: Infrastructure is in good condition with working improvements all tidy and operational. The property offers a good set of steel and timber cattle yards, 3 stand electric woolshed with extensive storage, several machinery sheds and ancillary buildings, as well as a meathouse and storage adjacent to the home, all referenced in marketing photos. Fencing is in above average condition, with a series of well maintained and new fencing subdividing the holding into approx. 13 paddocks.

Water: Rimrock as a whole is well watered, with a network of earth dams, double frontage to the Nangarah Creek and two bores (one equipped with electric submersible pump and one equipped with solar pump. Each bore pumps into a header tank and feeds a series of troughs.

Remarks: A property that offers decent scale and upside, the sale of Rimrock presents incoming purchasers the opportunity to purchase a property presented in good condition with the ability to take production to increased levels. Selling to facilitate a downsize, our vendors welcome all inspections and genuine interest is encouraged. Call Riley Gibson (Elders Tamworth) for more details.