

"Wylua" Trevallyn Road, Upper Horton, NSW, 2347



Rural For Sale

Saturday, 21 December 2024

"Wylua" Trevallyn Road, Upper Horton, NSW, 2347

Type: Rural



Ed Wisemantel

0423070103

Upper Horton Living

Situation - 4470 Trevallyn Road, Upper Horton. Being 105 km to Moree, 106 km to Narrabri, 135km to Tamworth, 42 km to Barraba, 50 km to Bingara & 18km to Upper Horton Village.

Area - 1,205.93 ha (2,979.85 ac) Freehold being Lot 43,44,52,53,58-61 DP 754825

Country - Cleared creek flats with softer plateau areas. Alluvial soils on the southern edge with chocolate and basalt hills. Predominately White Box with some Ironbark & Wilga. Arable area is approx. 80ha (200 ac). Some kikuyu growing along the creek flats.

Rates - Gwydir Shire Council \$1,833.96 p.a.*

- Northwest Local Land Services \$850.00 p.a.*[?]

Carrying Capacity - North West Local Land Services rating of 1,832 dse. [?]

Rainfall - 850 - 950 mm (34-38 inch) annual average.

Water - 8 dams, 5 reliable springs which supply Boomi Creek (permanent) & Murro Mian Creek.

Fencing - Stockproof boundary and divided into 3 paddocks.

Improvements - Steel Cattleyards with a loading ramp .

Price: \$1.93m

Wylua has the ability to fatten livestock yet be a hidden rural getaway in the picturesque and tightly held Upper Horton region. With the pristine waters of Boomi Creek running through its southern edge it then rises up to a fertile plateau allowing scenic views of the surrounding area which includes Mt Kaputar. Easily accessible to several rural centres of the North West Slopes & Plains but still within striking distance of the major metropolitan cities of Brisbane & Sydney. With an exceptional average annual rainfall, it provides opportunities as a development block or just a beautiful part of the world to live.

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