



## South Yamba - Prime Rural Mixed Farming

'South Yamba' is a rare parcel of rural acreage situated only 15 minutes from Gunnedah; a rural town in North West New South Wales with a population of approximately 10,000 people. 'South Yamba' is unique due its sheer size, close proximity to a township and versatility. This property is priced at \$2,000 per acre.

### Area and Tenure:

- Approx. 660 acres (267 hectares) divided into 12 paddocks
- Accessible by tar public road (Goolhi Road, Emerald Hill)
- Large shed complex 12 meters x 15 meter plus additional hay shed
- Multiple dams across the property that vary in size
- Abundant water supply featuring a 110,000 litre tank that feeds to 11 of the paddocks providing water supply via troughs
- 4 new HE SILOS with a capacity of 400 tones
- 50% farming 50% grazing with potential for more farming capacity
- 200 acres of sub tropical's
- 1 of the paddocks consisting of 38 hectare is currently leased at a rate of \$178 per hectare per year (\$6,700 per year)
- Well located minutes from town

<b>Price</b>	\$1,320,000
<b>Property Type</b>	residential
<b>Property ID</b>	763
<b>Land Area</b>	660.00 ac

### Agent Details

John Harford - 0408 607 880  
Megan Riley - 0499 607 880

### Office Details

Gunnedah  
100 Marquis St GUNNEDAH NSW 2380  
02 6742 6677



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.