



'Hartwood' Saltwater Rd, TAMBAR SPRINGS

ICONIC-(HARTWOOD)-MEETING PLACE

684.90 hectares, 1,692.52 acres

"Hartwood" is the ideally affordable lifestyle property with plenty of space to get away from it all. This quiet location with approx. 600 acres of farming/grazing country is centrally located to Tamworth, Dubbo and only 20 minutes to primary/secondary school, hospital and a range of shops all located in Coolah. The comfortable two bedroom home with new bathroom is nestled in the middle of the property with views to the north and east. Water is plentiful including a very good equipped bore with electric submersible, an unequipped bore, 6 dams (one which you could ski on when its full) and 110,000 litres of water storage. Further improvement include almost 5 km of new internal fencing, a range of smaller sheds with concrete floors, two 60T silos and a small cottage. Over the years every Easter "Hartwood" has attracted large numbers of caravans and entertainers from far and wide to the yearly festival held on this iconic property and within out a doubt the people come to enjoy the beauty of the property. The chapter has now closed for the festival and the property is for sale.

- Land Area 684.9 hectares
- Bedrooms: 2
- Bathrooms: 1
- Air Conditioning

TYPE: For Sale

INTERNET ID: 7420767

SALE DETAILS

\$540,000

CONTACT DETAILS

Elders Gunnedah
Lot 15, Mullaley Road
GUNNEDAH, NSW
02 6742 0355

Ian McArthur
0429 431 519

PROPERTY OVERVIEW

Location details	23km south of Tambar Springs, 43km north of Coolah, 95km south west of Gunnedah and 140km Dubbo
Land Use	Grazing, Cropping
Cropping	Cereals, Pasture Seeds, Legume
Description of Country	Flat to undulating with approx 1000Ac of timbered country consisting of Gum, pine, apple, stringy bark and iron bark
Other Improvements	Machinery shed, Cattle Yards
Yards	Cattle
Number of Paddocks	5

WATER/IRRIGATION

Water Supplies	Dams, Bores
Comments	There is a very good equipped bore with electric pump which supplies water to a 5 X 22,000 litre tanks. There is also an unequipped bore and 6 dams one of which is very large.

REGIONAL FACILITIES

Nearest Regional Centre	Gunnedah
Distance from Centre	95.00 kilometres
Nearest Town	Coolah
Distance from Town	43.00 kilometres

TITLE/POSSESSION

Type	Freehold
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HOMESTEAD

Description	There is a comfortable two bedroom weatherboard home with new bathroom, BBQ area and established gardens.
Bedrooms	2
Bathrooms	1
Office	Office available

