



‘Tanamera’
Bellata NSW 2397

Information Memorandum





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Information Memorandum

High Rainfall Grazing East of Bellata

'Tanamera'

978.95 ha (2,419.03 acres) Freehold

Exclusive Agents

Ed Wisemantel

M: 0423 070 103

E: ed@hennessyrealestate.com.au

Hennessy Rural

157 Balo Street,
Moree, NSW 2400

Sale Details

Auction

Tuesday 1st September, 2026

11am

Moree Town & Country Club

7 Frome St,

Moree, NSW 2400

(Offers considered prior to Auction)



Executive Summary

'Tanamera'

978.95 ha (2,419.03 acres)

'Tanamera' is nestled against the northern edge of the Nandewar Ranges, which due to its location inherently enhances its rainfall.

Water, fencing and structural assets are all well maintained and functional. The homestead provides exceptional comfort and is tastefully acquitted.

The ability to plant winter and summer forage and to also extend the already established improved pastures is a huge upside.

'Tanamera' is currently run as a cattle operation but could easily be run as a fat lamb or wool enterprise.

In anticipation of a spring auction the vendors have established 70ha (175 ac) of oats, greatly reduced stock numbers and with exceptional seasonal conditions have made this property very attractive for an incumbent purchaser to hit the ground running.

The vendors are motivated sellers and are passing on this well positioned property in its best suit.







Property Details

Location

'Tanamera' is 50km east of Bellata

- 60km to Narrabri
- 80km to Moree
- 526km to Brisbane
- 590km to Sydney

Lot & Dp's

- Multiple Lot & Dp's available in the Auction Contract
- Freehold

Rates

- Moree Plains Shire Council — \$5,854.15 p.a
- North West Local Land Services — \$1,059.87 p.a

Land & Topography

Gently undulating with some timbered knobs and Berrygil Creek passing through the middle. Soils are predominately red and black basalt with some rocky outcrops on the higher knobs.

Timber is a mixture of Wilga, Box, Kurrajong, Ironbark, Belah & Pine.

A substantial gravel pit is situated on the western side of the property.



Water & Rainfall

The water infrastructure is an exceptional feature of Tanamera. There are 2 bores with the first bore on the western side of the property being a submersible solar powered installation which supplies a 160,000L Heritage tank which then gravity feeds to most of the property.

The second bore is situated relatively close to the homestead complex and is powered by compressed air but is used mainly as a backup utility and supplies a 111,000 L Heritage tank at the main shed.

These bores supply 20 concrete cattle troughs and 1 sheep trough.

Surface water includes Berrygil Creek (not permanent) and 14 well-constructed and quite substantial dams which are strategically placed throughout the property.

'Tanamera' has:

- An average annual rainfall of 768.56mm (30.74in) for the last 24 years of records.
- Other tanks include 6 x 22,500 L poly tanks & 2 x 30,000 concrete tanks at the house.



Cultivation

Arable area is 280 ha (700 acres) being contoured which is utilised for fodder crops such as oats and millet for grazing & hay production with the balance of the country developed to improved pasture which includes Arrowleaf Clover, Hykon Rose Clover, Serradella, Biserrula, Rhodes

Grass, Bambatsi, Gatton Panic, Premier Digit, & Purple Pigeon Grass.

Details of a comprehensive topdressing program can be supplied.



Homesteads

The main homestead consists of:

- 4 bedrooms
- 1 bathroom
- 2 toilets
- Lounge/Dining, family room, kitchen and laundry room
- Gauzed in entertainment area
- 16 panel - 3KW solar system with solar Hot Water System, generator conversion and standalone fire place.
- Climate control through 3 split systems

This is a lovely comfortable home with expansive views of the Nandewar ranges

The cottage consists of:

- 3 bedrooms
- 1 bathroom
- 1 toilet
- Kitchen and loungeroom area

Well suited as visitor's quarters or workers accommodation .

Carsheds -

- Steel double carport 7m x 7m
- 6m x 3.6m carshed with an adjoining 4m x 3.6m carport.

Coolroom is 3.6m x 3.6m.





Yards and Fencing

Tanamera is divided into 22 pdks with 95% of the boundary being hinge joint and the remainder being plain & barb. The internal fences are hinge joint, plain & barb.

The majority of the fencing is in excellent order lending itself to a sheep or cattle enterprise.

Cattle yards - M & M steel cattle yards with a calf cradle & a RPM crush.

Fully functional and in near new condition with the ability to work 200 grown cattle. There is also an adjoining feedlot pen.

Woolshed - 4 stand woolshed with steel yards. In need of some minor repairs.





Sheds and Silos

The property is complimented by extensive shed infrastructure to house machinery and grain.

Machinery Sheds:

- 30m x 15m expansive workshop/machinery shed
- 12m x 9m machinery shed
- 6m x 15m machinery shed

Hayshed:

- 12m x 18m with steel frame & cladding

Shearers Quarters:

- 6.7m x 3.6m with adjoining kitchen /dining 7.6m 4.2m.
- Timber frame & corrugated iron. With some work could be upgraded for Farmstay accommodation.

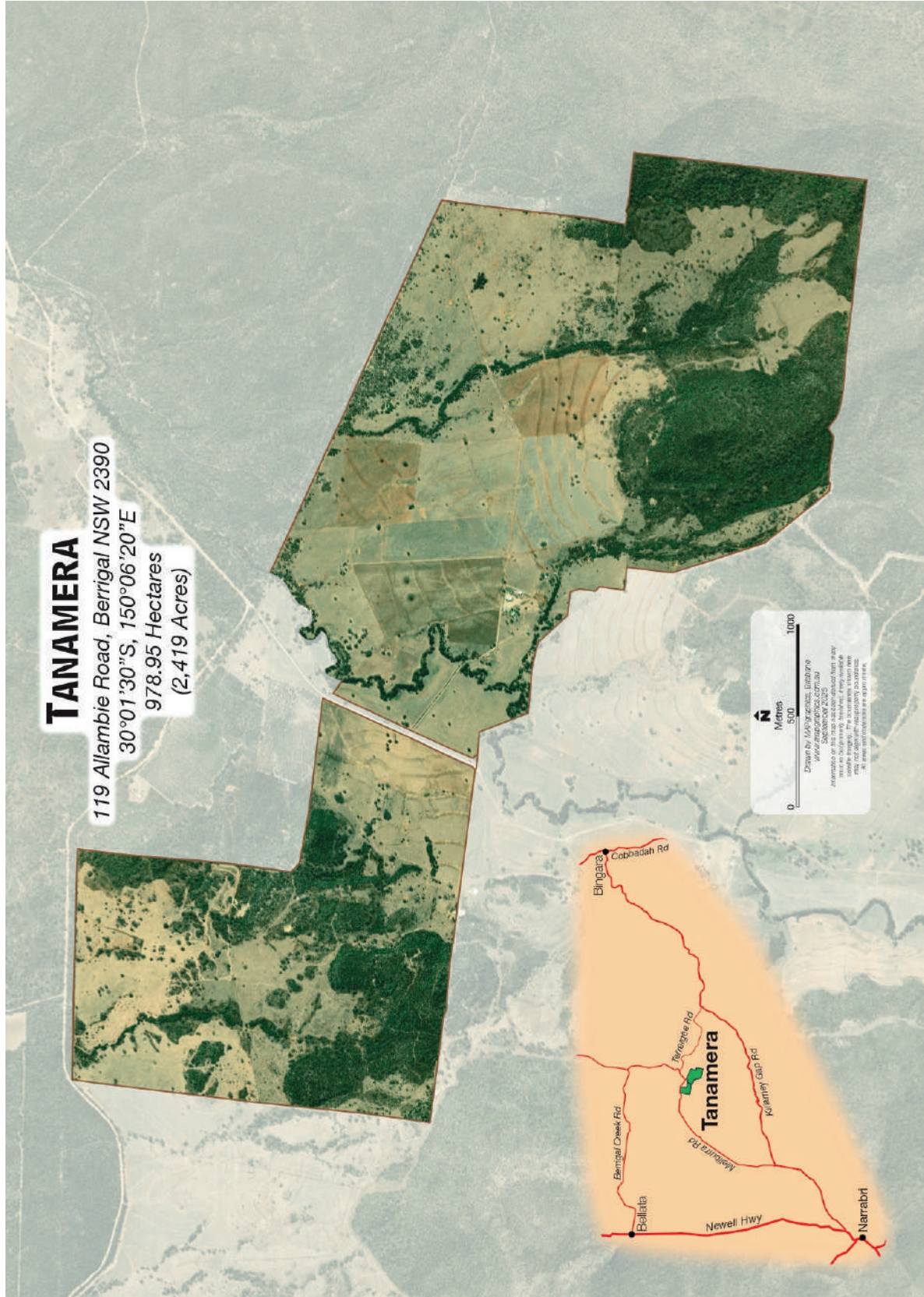
Silos:

- 4 x 35t HE cone bottom silos

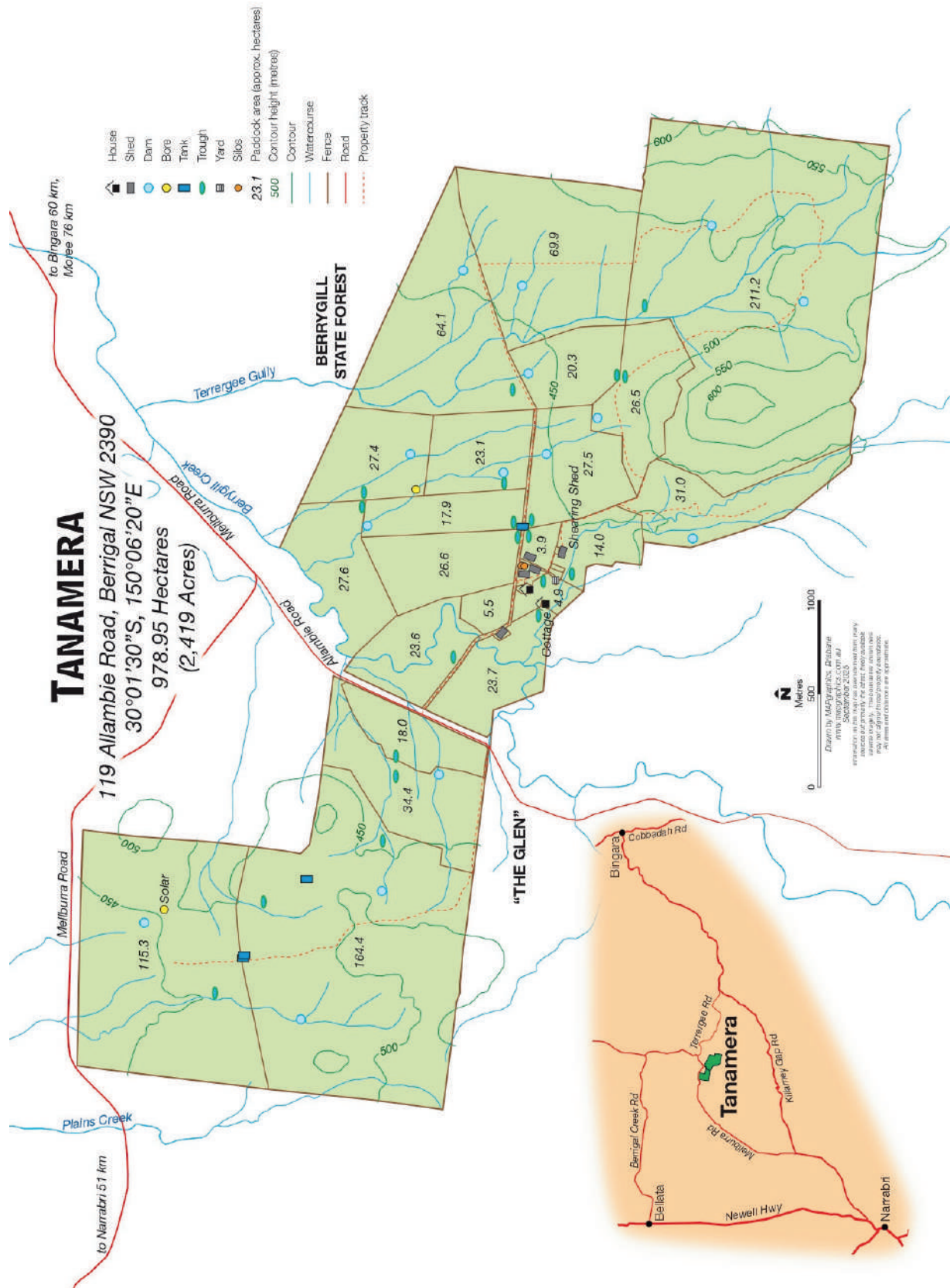




Satellite Map

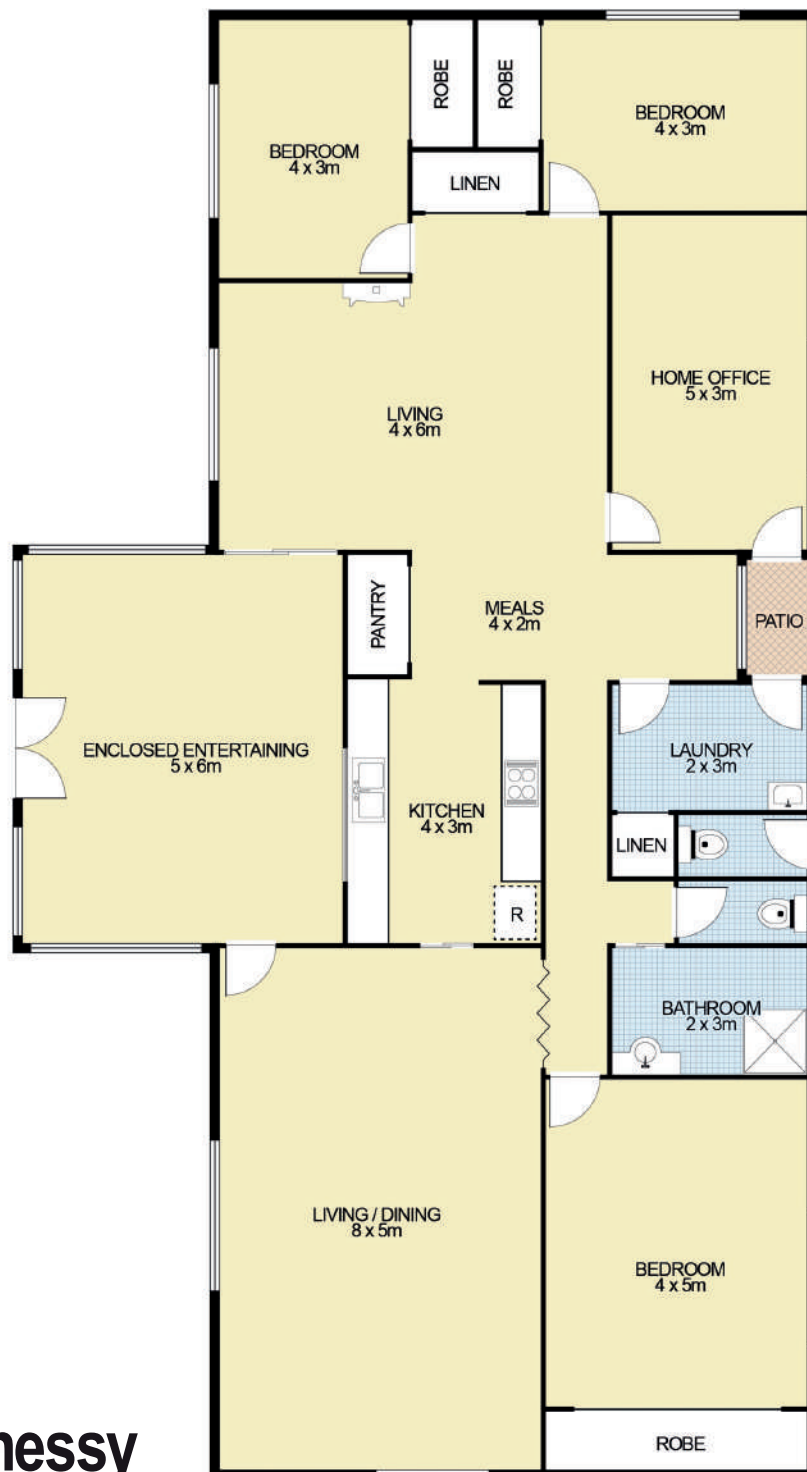


Paddock Map



Floorplan

Tanamera, BERRIGAL



hennessy
RURAL



JP MEDIA

This floor plan is intended as a guide only. Layout dimensions are approximate only. No representations or warranties of any nature whatsoever are given or intended. Any person using this information should rely on their own enquiries. Floor Plans by JP Media.



A Bidders Guide

Auction Process & Requirements

This guide outlines the key requirements and procedures for participating in the auction.

Registration

All bidders must be registered prior to bidding.

- Registration can be completed before auction day or on the day
- You must provide:
 - Full name and address
 - Photo identification (driver's licence or passport)
- A **Bidder Number** will be issued upon registration

This number must be clearly displayed when making a bid.

If you have pre-registered, you will need to collect your bidder card on arrival.

Bidding Process

- Bids must be clearly indicated so the Auctioneer can identify you
- You may:
 - Nominate a specific amount, or
 - Nominate an increase to the current bid
- If a bid is called incorrectly, it is your responsibility to correct it immediately

The Auctioneer controls the bidding process and their decision is final.

Conditions of Sale

- The Conditions of Sale will be available for inspection prior to the auction
- By bidding, you acknowledge that you have reviewed and accepted these conditions

If bidding on behalf of another party, written authority must be provided prior to registration.

Successful Bidder

If you are the successful bidder:

- You will be required to sign the Contract of Sale immediately
- You will be required to pay the deposit as specified

There is no cooling-off period for properties purchased at auction.

Additional Information

- The reserve price is confidential and will not be disclosed
- The Auctioneer may make vendor bids where permitted by law
- In the event of a dispute, the Auctioneer's decision is final

Post Auction

- Please return your bidder card at the conclusion of the auction
- If the property is passed in, negotiations may continue with interested parties

Important

Registration does not oblige you to bid.

Disclaimer

Important Information for Prospective

Purchasers

This Information Memorandum has been prepared for the Vendors and is provided by Hennessy Real Estate for the purpose of assisting prospective purchasers in evaluating the property.

Accuracy of Information

All information contained within this document, and any information provided verbally or otherwise, has been obtained from sources believed to be reliable. However, no guarantee or warranty is given as to its accuracy, completeness or currency. Prospective purchasers must rely on their own enquiries.

No Representation or Warranty

Neither the Vendor nor Hennessy Real Estate, nor any of their respective employees, contractors or representatives:

- Makes any representation or warranty (express or implied) as to the accuracy of the information provided
- Accepts any liability for errors, omissions or misstatements

Independent Enquiries

Prospective purchasers should:

- Conduct their own due diligence
- Undertake all necessary inspections, searches and investigations
- Seek independent legal, financial and technical advice

Any reliance placed on this information is at the purchaser's own risk.

Property Offered

The property is offered for sale on an "as is, where is" basis, subject to all legal and physical defects.

No warranty is provided in relation to:

- Improvements, plant or equipment
- Services, infrastructure or operational capacity
- Any existing or potential use of the property

Contractual Position

- This Information Memorandum does not form part of any contract
- Any information provided will not be relied upon unless expressly incorporated into a formal Contract of Sale

By submitting an offer or executing a contract, purchasers acknowledge that they have relied solely on their own enquiries.

Limitation of Liability

To the maximum extent permitted by law, all liability of the Vendor and Hennessy Real Estate arising from or in connection with this Information Memorandum is expressly excluded.

General

No person is authorised to provide information other than that contained within this Information Memorandum unless confirmed in writing.

All information is provided in good faith for guidance purposes only.

