



"Bells Run"

733 Niangala Road, Woolbrook

Contact Agent

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A practical, working grazing property in the New England region, Bells Run comprises 162.76 hectares (approximately 402 acres) of productive grazing country, offering a sound and manageable opportunity for livestock producers.

The country consists of a mix of basalt and red basalt loam soils, typical of the Niangalla-Woolbrook district, supporting natural pasture and reliable grazing performance. The property is divided into three main paddocks and is currently running approximately 80 cows and calves, demonstrating proven carrying capacity under normal seasonal conditions.

Water security is well established, with a registered bore complemented by spring-fed dams, providing dependable stock water throughout the year.

Improvements and infrastructure include:

Steel cattle yards with crush and loading ramp

Hay shed (primary shed structure)

Property ID: L39017765
Property Type: Other
Land Area: 162.76 hectares

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Old crutching shed and timber sheep yards, ready for refurbishment

Five-wire barbed fencing throughout

Established shelter belts

Abundant stringybark timber, suitable for on-farm firewood production

A formed airstrip

Single dwelling entitlement (STCA)

The district benefits from a reliable New England climate, with average annual rainfall generally in the 750-800 mm range, supporting pasture growth and water catchments.

Conveniently located approximately:

24 km to Walcha

~65 km to Armidale

~95 km to Tamworth

Bells Run is a practical, working grazing property offering proven stock performance, secure water, and established infrastructure. The holding is well suited to entry-level producers, owner-operators looking for a manageable cattle block, or buyers seeking a sound, productive asset with scope to improve and develop over time within a tightly held New England district.