



## SANDY KNOWE

AREA: 519.11 ha (1,282.7 ac) Freehold.

Inverell Shire Council Rates: \$6,089p.a. Northern Tablelands LLS.

SITUATION: approx. 6km from Inverell, 2km from Gilgai. Close to Inverell Golf Course & MTB Park.

SERVICES: Single power. Phone service available. Primary and Secondary schools at Inverell. Air services from Inverell & Armidale to Brisbane & Sydney. Rail services from Uralla, Armidale, Tamworth. Saleyards at Inverell, being the 6th largest selling centre in the state, weekly fat cattle sales, fortnightly sheep sales and monthly store cattle sales. Export abattoir at Inverell. 3 major feedlots in the Inverell area. Inverell is one of the major shopping and service centres of Northern NSW.

COUNTRY: Undulating. Altitude: 700m - 800m ASL.

SOIL: Black basalt, red basalt.

PASTURE DEVELOPMENT: 176.6ha (435ac) currently cultivated in a crop rotation. Balance is grazing country with clover and native pastures.

TIMBER: White box, Stringy bark, Apple.

WATER: 8 dams. Spring fed creek frontage. Spring fed gully with solar pump, reticulating to troughs.

Tank and well water. Town water available.

RAINFALL: 711mm (28inch) p.a.

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Price	\$4,950,000
Property Type	Residential
Property ID	1152
Land Area	519.11 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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FENCING: Good to new condition. Internal fencing mainly electric. 17 paddocks.

IMPROVEMENTS: Original late-1800's homestead with 5 bedrooms, 2 bathrooms, reverse cycle air conditioning. "The Cottage" comprises of 3 bedrooms and 1 bathroom.

SHEDS & YARDS: Older machinery sheds. Older sheep and cattle yards.

SUBDIVISION: This property has subdivision approval.

Facing Bundarra Road is zoned R5 (comprising 194.5ha) & has approved DA for 5 x 2ha blocks. Facing old Bundarra Road & Schwenke's Lane is zoned RU1 (comprising 324.58ha).

The current owners have successfully run "Sandy Knowe" as a productive rural enterprise since 1968. Offers a myriad of agricultural opportunities and well suited to those seeking a picturesque rural lifestyle.

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