

Under Contract



929 Fairford Road, Warialda

rdr. real estate



FAIRFIELD

AREA: 893.2 ha (2,207 ac) Freehold.

Gwydir Shire Council Rates: \$5,360 p.a. North West Slopes & Plains LLS: \$990.94

SITUATION: 12km from Warialda, 39km from Delungra, 54km from Bingara, 71km from Inverell, 65km from Pallamallawa, 92km from Moree.

SERVICES: Power. Phone. Primary and Secondary schools at Warialda. Mail delivery 3 times per week. Air services from Inverell & Moree to Brisbane & Sydney. Rail services from Moree, 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: Flat to hilly. Altitude: 400m – 525m ASL.

SOIL: Black basalt, red loam, some lighter soils.

ARABLE AREA: 202ha (500ac) arable, 137.6ha (340ac) cultivation.

TIMBER: White box, Iron bark, Cypress pine.

WATER: 3 dams. 3 bores (1 equipped) to house and troughs, all approx. 240ft deep. Approx 22,000L rainwater tank storage. Watered by Mosquito and Gugumburra Creeks.

RAINFALL: 785mm (30inch) p.a.

🛏 7 🏠 4 🚗 7 📏 893.20 ha

Price	\$4,300,000
Property Type	Residential
Property ID	1196
Land Area	893.20 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

RDR Real Estate
24 Otho St Inverell, NSW, 2360
Australia
02 6722 5500

rdr.
real estate

FENCING: 20 paddocks.

IMPROVEMENTS: Modern 3 bedroom, 2 bathroom home with large deck overlooking valley. Built-in robes to all bedrooms. Reverse cycle air conditioning, ceiling fans and wood heating.

26m x 13m lock-up shed with granny flat, kitchen and bathroom.

Older 3 bedroom, 1 bathroom weatherboard home with reverse cycle air conditioner and wood heating.

MACHINERY SHED: 24m x 12m machinery shed. 8m x 13m 3-sided shed.

GRAIN STORAGE: 50tonne cone base silos.

WOOLSHED: Older shearing shed with sheep and cattle yards.

STOCK YARDS: Older timber cattle yards.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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.