







NYALLA

4 2 3 381.90ha

AREA: 318.9 ha (780.38 ac) Freehold.

Inverell Shire Council Rates: $1760 p.a. Northern Tablelands LLS.

SITUATION: 18km from Tingha, 27km from Bundarra, 30km from Inverell.

SERVICES: Power. Phone. Primary school at Tingha, Central school at Bundarra, 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: Flat. Altitude: 780m - 820m ASL.

SOIL: Granite.

ARABLE AREA: 24ha (60ac).

PASTURE DEVELOPMENT: Fertiliser history, pasture improved.

TIMBER: Iron bark, Stringy bark.

WATER: 10 dams, 2 troughs, 3 x 5,000gal rainwater tanks.

RAINFALL: 800mm (31inch) p.a.

FENCING: Good condition.

Price	SOLD
Property Type	Residential
Property ID	1340
Land Area	381.90 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

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

rdr. rural district residential real estate

IMPROVEMENTS: 4 bedroom, 2 bathroom home. Generous eat-in kitchen with gas & electric stove, and an abundance of timber cupboards. Lounge room with wood heating and ceiling fan. Separate dining room opens out to deck. Bedroom 1 with built-in robe and ensuite. Bathroom contains shower over bath and vanity.

SHEDDING: Large 3 bay machinery shed with lock-up and power.

WOOLSHED: 1 stand electric woolshed with power and attached lock-up machinery shed.

STOCKYARDS: Steel and timber sheep & cattle yards with crush and race.

CARRYING CAPACITY: 80-100 cows. 24ha (60ac) farming.

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