







'THE WILLOWS'

3 2 64.75ha

AREA: 64.75 ha (160 ac) Freehold.

Inverell Shire Council Rates: $760p.a. Northern Tablelands LLS.

SITUATION: 14km from Graman, 20km from Ashford, 37km from Delungra, 49km from Inverell.

SERVICES: Power. Phone. School bus at front gate to Ashford Central School, or Ashford Road (9km) to primary and secondary schools at Inverell. Mail delivery 3 times per week. Air services from Inverell, Armidale & Moree to Brisbane & Sydney. 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: 500m ASL.

SOIL: Granite, Loam.

ARABLE AREA: 39ha (96ac).

TIMBER: White box.

WATER: 2 dams. 2km Macintyre River frontage, pump on river reticulates to 22,000L tank, house, 2 troughs.

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

FENCING: Boundary and subdivision in good condition. 8 paddocks.

Price	SOLD
Property Type	Residential
Property ID	1345
Land Area	64.75 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

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rdr. rural district residential real estate

IMPROVEMENTS: 2 bedroom, 1.5 bathroom country-style home with ceiling fans, wood heater and timber flooring throughout. The kitchen includes electric appliances and a dishwasher, and opens to spacious lounge and dining areas. Bedroom 1 has a walk-in robe, and the office with built-in storage could easily become a 3rd bedroom. Stylishly updated bathroom comprises of shower over bath, vanity and toilet, plus there is a separate 2nd toilet.

Fully fenced house yard. Large chook pen. Rainwater tanks.

Older 2 bedroom granny flat.

SHEDDING: 19m x 9m lock-up shed. Large machinery/shearing shed with power.

STOCK YARDS: Small steel cattle yards with vet crush.

CARRYING CAPACITY: Consistently carrying 30 ewes and 20-25 cows and calves. 11.34ha (28ac) currently farmed.

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