

107 Long Gully Road, Tingha, Inverell







"WEST ROCK"

4 2 197.00ha

AREA: 197 ha (486.7 ac) Freehold.

Inverell Shire Council. Northern Tablelands LLS.

SITUATION: approx. 5km from Tingha, 28km from Copeton Dam, 30km from Inverell, 40km from Bundarra, 108km from Armidale, 175km from Tamworth.

SERVICES: Power. Phone. Primary schools at Tingha & Inverell, 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: 820m-900m ASL.

SOIL: Granite.

TIMBER: Iron bark, Apple, Gum, Pine.

WATER: 8 dams, seasonal Long Creek, 4 x 5,000gal rainwater tanks.

RAINFALL: approx. 760mm (30inch) p.a.

FENCING: Good to new condition with a mix of 14 strand plain wire & ring lock. Goat proof. Fenced into 5 paddocks with several holding yards.

IMPROVEMENTS: 4 bedroom, 2 bathroom home with front and back

Price	$975,000
Property Type	Residential
Property ID	1382
Land Area	197.00 ha

Agent Details

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verandahs. Open plan lounge, dining and kitchen area with reverse cycle air conditioning, wood heating, and new carpet. Kitchen contains a large pantry, 900mm oven, and ample bench space. Main bedroom with ensuite opens out to the verandah. New carpet has been installed in all 4 bedrooms, with bedrooms 2 and 3 also having built-in robes.

MACHINERY SHED: 18m x 12m drive-through shed with power. 10m x 10m 3-sided machinery shed with gates.

WOOLSHED: 3 stand shearing shed with unequipped steel sheep yards.

STOCK YARDS: Steel goat yards with undercover handling yards.

"West Rock" has previously been run as a successful, registered goat depot, turning over up to 10,000 goats per year.

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