

989 South Valley Road, Ashford







'MOUNTAIN VIEW'

"Mountain View" is an ideal cattle-finishing or mixed farming property.

AREA: 80.94 ha (200ac ac) Freehold.

Inverell Shire Council Rates. Northern Tablelands LLS

SITUATION: approx. 85km from Inverell, 28km from Ashford, 60km from Bonshaw/QLD border.

SERVICES: Central school at Ashford, Primary and Secondary schools at Inverell. Air services from Inverell, Moree to Brisbane & Sydney. Rail services from Armidale & Moree. 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: 540m - 600m ASL.

SOIL: Red and black basalt, small amount of trap.

ARABLE AREA: 40ha (100ac).

PASTURE DEVELOPMENT: Clover.

TIMBER: White box, Iron bark.

WATER: 2 dams. Seasonal Boughyard Creek. 22,000L bore tank with level monitor, reticulating to 2 troughs, 4 paddocks and cottage.

RAINFALL: 765mm (30inch) p.a.

3 1 80.94ha

Price	$649,000
Property Type	Residential
Property ID	1438
Land Area	80.94 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

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

FENCING: Good to new condition. 8 paddocks.

IMPROVEMENTS: 3 bedroom, 1 bathroom cottage with wood heater, gas stove, gas hot water. Small solar system with generator.

MACHINERY SHED: 3 bay machinery shed.

STOCK YARDS: Steel cattle yards with head bale, race, loading ramp.

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