

Sold

884 Glenesk Road, Inverell



## BARDON

AUCTION: 11:00 AM D.S.T. FRIDAY 18TH NOVEMBER 2016  
INVERELL RSM CLUB

Renowned Delungra Area. Rich Self Mulching Black Basalt Soil. CROPS INCLUDED 88 ha Wheat, 170 ha Faba Beans. 334 ha Cultivation, 3m Crop Spacing. Farm over banks. 3 B/R Weatherboard home, Machinery Shed, Grain Storage, Cattle Yards. Excellent water.

AREA: 442 ha (1,092 ac) Freehold.

Inverell Shire Council Rates: \$4,311.68 p.a.  
LLS Northern Tablelands: \$496.84 p.a.

SITUATION: 52 km from Inverell, 17 km from Delungra.

SERVICES: Single Phase Power. Phone. Mail 3 times per week. 3 km to school bus. Primary schools at Inverell and Delungra, secondary schools at Inverell. Air and rail services from Armidale/Moree to 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: Gently undulating. ALTITUDE: 620m to 680m ASL.

 3  2  442.00ha

Price	SOLD
Property Type	Residential
Property ID	222
Land Area	442.00 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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

**rdr.** rural district residential  
real estate

SOIL: Rich self-mulching black basalt, approx. 16.5 ha chocolate basalt.

ARABLE AREA: 334 ha (825 ac) Cultivation, 108.9 ha (269 ac) Grassland.

CROPS INCLUDED: 88ha Wheat and 170 ha Faba Beans.  
Plus 76 ha pre sown with Urea at 120kg/ha.

CROPPING: GPS crop row spacing of 3m. Farm over banks. Excellent Cropping and Fertiliser history.

TIMBER: Yellow and White Box, Kurrajong.

WATER: Bore 128 m (420') in depth equipped with electric submersible pump, making 5,455 Ltr (1,200gal) per hour, pumping 2,727 Ltr (600gal) per hour to 45,461 Ltr (10,000gal) concrete tank, reticulating to 3 troughs, house toilets and gardens.

Bore 97.5 m (320') in depth with Solar Tracking Panel and pump, making 4,546 Ltr (1,000gal) per hour, pumping 6,819 Ltr (1,500gal) per day to 22,730 Ltr (5,000gal) concrete tanks, 3 Dams and water holes.

RAINFALL: 711mm (28").

FENCING: Boundary: Mostly barb, balance netting. In good condition. Subdivided into 8 paddocks with 6 barb fencing. In good condition (all renewed in the last 10 years).

IMPROVEMENTS: Weatherboard 3 bedroom home with office or 4th bedroom. Master bedroom features ensuite and walk in robe. Kitchen offering gas stove, dishwasher and opens seamlessly into the living room. Reverse cycle air conditioning, gas heating. Tiled bath and laundry, 415 Ltr Gas hot water system. BBQ entertaining area. 68,191 Ltr (15,000gal) rain water tank from house and shed catchment.

MACHINERY SHED: Steel 24m x 15m enclosed on 3 sides plus 6m x 15m lock-up with concrete floor, power, lights and water.

CATTLE YARDS: Steel panel, RPM crush, calf marking cradle and loading ramp.

GRAIN STORAGE: 2 x 70 Tonne aerated cone base silos. 1 x 140 Tonne and 1 x 200 Tonne cone base silos.

PRODUCTION: 242 ha (600ac) Winter crop, 81 ha (200ac) Summer crop. 50 Breeders.

To view the full photo gallery, please visit our website:  
[www.rexdaleyrealty.com](http://www.rexdaleyrealty.com)

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