

Sold



## VALHALLA STATION

1,125 ha (2,779 ac). 63km North of Inverell, 7km West of Ashford. Mixture of open grazing & timbered country. Soil is mostly fine trap, some granite. 4.5km frontage to the Macintyre River, numerous dams & seasonal creeks. W/B 4BR home, 3 Machinery Sheds, 2 stand shearing shed, sheep & cattle yards.

AREA: 1,125 ha (2,779 ac).

Inverell Shire Council Rates:: \$1,657.20 p.a.

LLS Northern Tablelands

SITUATION: 63km North of Inverell and 7km West of Ashford.

SERVICES: Power, phone, mail. School bus at front gate. Primary and secondary schools at Ashford and 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: Mixture of open grazing and timbered. Altitude: 440m to 540m ASL.

4 1 1,125.00ha

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	241
<b>Land Area</b>	1,125.00 ha

### Agent Details

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### Office Details

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SOIL: Mostly fine trap, some granite.

TIMBER: Iron bark, box, apple and pine.

WATER: 4.5km Macintyre River frontage, 30 Dams, seasonal creeks.

RAINFALL: 660mm to 711mm (26 to 28 inches) p.a.

FENCING: Subdivided into 18 paddocks. Fencing in good order.

IMPROVEMENTS: Comfortable weatherboard 4 bedroom home with fresh external paint.

MACHINERY SHED: Multiple sheds

\* 25m x 8m

\* 7m x 5m

\* 9m x 5m

WOOLSHED: 2 Stand shearing shed (not equipped).

STOCK YARDS: Sheep & Cattle yards.

CARRYING CAPACITY: Owner estimates approx. 150 cows & calves or 2000+ goats.

To view the full photo gallery, please visit our website:

[www.rexdaleyrealty.com](http://www.rexdaleyrealty.com)

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