

Sold



3236 Gwydir Highway, Inverell



TAVEUNI

EXCLUSIVE AGENT

82.94ha (205ac) Freehold. Situated 35km East of Inverell, 32km West of Glen Innes, featuring stunning panoramic views. Black Basalt and Chocolate Basalt soils, pasture development. Large 3 bedroom home with modernised kitchen/dining room. Machinery shed, Hay shed, Wool shed and Cattle yards.

AREA: 82.94 ha (205ac) Freehold.

Inverell Shire Council Rates: \$1,360.00 p.a.
Northern Tablelands LLS: \$183.89 p.a.

SITUATION: 35km East of Inverell, 32km West of Glen Innes.

SERVICES: Single phase power, phone. Mail 5 times per week. School bus at front gate. Primary and secondary schools at Inverell and Glen Innes. Air and rail services from Armidale to Sydney and Brisbane. Saleyards at Glen Innes and Inverell, with 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: 780m to 840m ASL.

3 1 82.94ha

Price	SOLD
Property Type	Residential
Property ID	271
Land Area	82.94 ha

Agent Details

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Office Details

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rdr. rural district residential
real estate

SOIL: Black Basalt and Chocolate Basalt.

ARABLE AREA: Approx. 26.7 ha (66ac).

PASTURE DEVELOPMENT: Silverado Lucerne sown 2015, most eastern paddock. Balance WL925 Lucerne sown April 2011.
Single Super 5 years at 2 bags per acre. Next 3 years Gypsum. 1 year Pot Ash & Single Super.

TIMBER: Yellow Box, White Gum, Kurrajong.

WATER: Spring fed creek. 1 Bore approx. 30.5m (100') in depth, equipped with electric submersible pump, generator driven, rated at approx. 3,636 Ltrs/hour (800gal/hr), pumping to 2 tanks, reticulating to troughs, house and gardens, with pressure pump on house. 4 Dams.

RAINFALL: 685mm (27")

FENCING: Boundary: Hinge joint in good order.
Subdivided into 10 paddocks. Mostly hinge joint with some barb & plain, some with electric offset. All in good order.

IMPROVEMENTS: Home: Large 3 bedroom, all with built-ins & ceiling fans. Modernised all electric kitchen with dishwasher, walk-in pantry, plus dining area, recently tiled floor. Lounge room featuring wood heater with antique timber mantel piece and ceiling fan, opening onto spacious tiled family/sun room. Modernised tiled bathroom with spa bath. New wall to wall carpet throughout. Separate toilet, laundry. House yard with established gardens and shade trees. 2 x 22,730 Ltr (5,000gal) rain water tanks.

MACHINERY SHED: 12m x 12m machinery shed with power and lights, plus 3m x 12m skillion. Animal shelter sheds.

HAY SHED: Timber frame, iron roof. Approx. 1000 small bales.

WOOLSHED: 3 Stand (not equipped), plus machinery shed with concrete floor and 22,730 Ltr rain water tank.

STOCK YARDS: Steel and wooden cattle yards. AroVet crush with chin bar.

PRODUCTION: 50 head of cattle, plus cutting approx. 200 round bales and 1,800 small bales of Lucerne hay per year.

To view the full photo gallery, please visit our website:
www.rexdaleyrealty.com

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