

Sold



297 Dufty's Lane, Myall Creek



PART PAXTON

AREA: 245.9 ha (607.63ac) Freehold.

Inverell Shire Council Rates: \$1,600p.a. Northern Tablelands LLS.

SITUATION: 11km from Delungra, 41km from Inverell.

SERVICES: Phone. Mail 3 times per week. School Bus at front gate. Primary schools at Inverell & Delungra and secondary schools at Inverell. Air and rail services from Inverell/Armidale/Moree to Sydney/Brisbane. 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: 290-450 ASL

CROPPING: 170ha (420.08ac) cultivation – 80ha (197.69ac) to be sown to oats. Has had Lucerne rotation also. Good fertilizer history. Currently sprayed for Winter fodder & cropping.

SOIL: Mixture of chocolate basalt & red basalt soils.

ARABLE AREA: 170ha (420.08ac)

PASTURE DEVELOPMENT: Lucerne history

TIMBER: Box & Ironbark

Price	SOLD
Property Type	Residential
Property ID	325

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

WATER: Springs, 4 dams. New spring dam to be built

RAINFALL: 700mm (28 inch) p.a.

FENCING: Boundary: good. Subdivision: good.

PRODUCTION CAPACITY: Farming: 170ha (420.08ac). 80ha (197.68ac) oats to be sown.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.