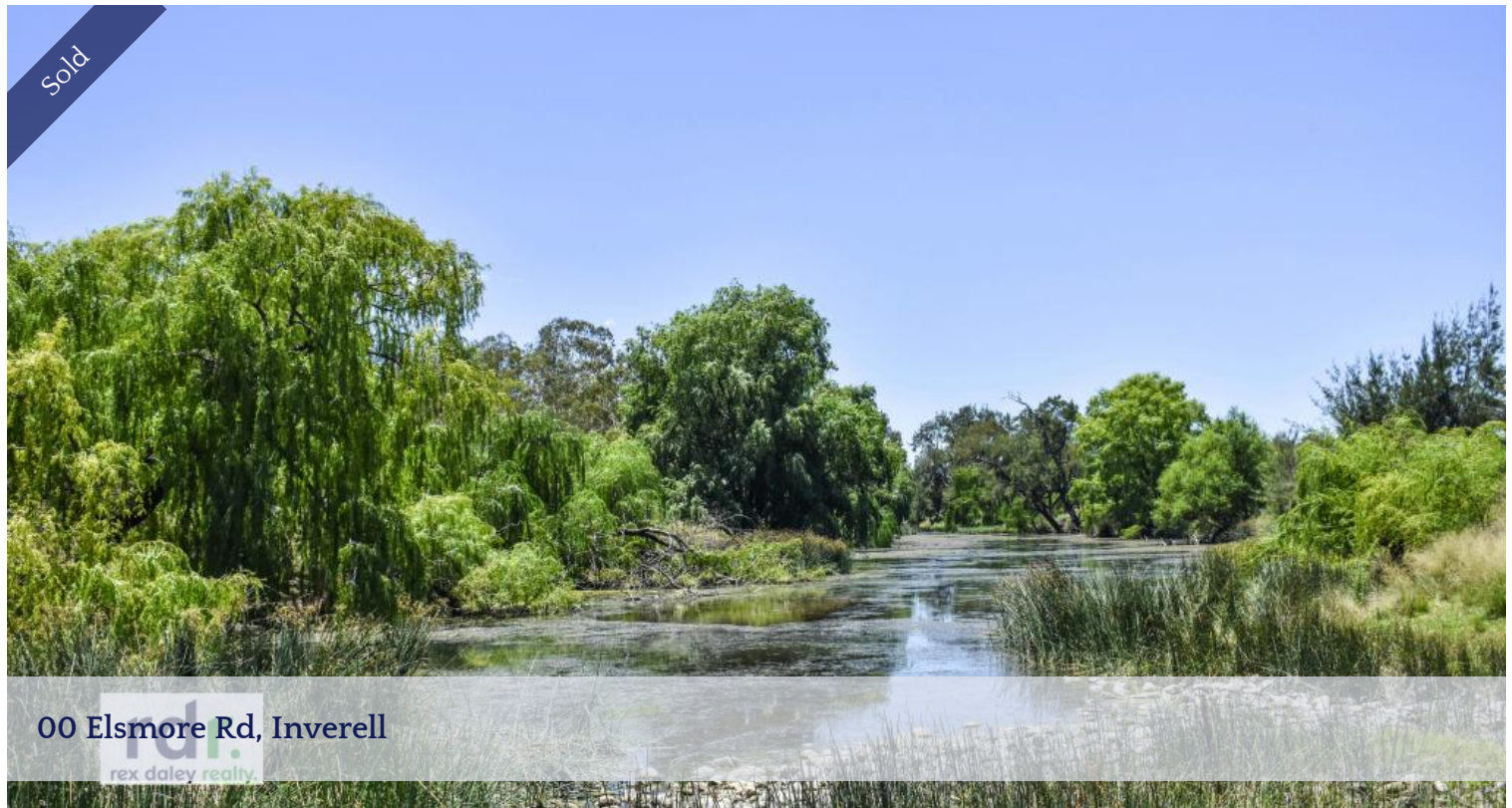


Sold



00 Elsmore Rd, Inverell



## BRANXTON SOUTH

AREA: 163 ha (403 ac) Freehold.

Inverell Shire Council Rates: \$1,065.99 p.a. Northern Tablelands LLS.

SITUATION: Approx. 10km to Inverell via Elsmore Road.

SERVICES: Power available. Phone. Mail 3 times per week. Primary and Secondary schools at Inverell. Air and rail services from Inverell to Brisbane & Armidale/Tamworth/Moree to Sydney. Saleyards at Inverell, being the 6<sup>th</sup> 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: Flat to undulating. Altitude: Approx. 620m–750m ASL.

SOIL: Black Basalt, Trap, Granite.

ARABLE AREA: 40.47ha (100ac) cultivated.

PASTURE DEVELOPMENT: Native grassed.

TIMBER: Yellow Box, Cypress.

WATER: Double Macintyre River frontage. 3 dams.

RAINFALL: Approx. 711mm (28inch) p.a.

FENCING: Fair to good condition. Subdivided into 7 paddocks.

IMPROVEMENTS: None. Building permit available.

163.00 ha

**Price** SOLD for \$520,000

**Property Type** Residential

**Property ID** 443

**Land Area** 163.00 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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



CARRYING CAPACITY: 35 cows and calves.

AGENT'S COMMENTS: Great starter block. Photos taken during drought conditions.

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.