







FAIRFORD

AREA: 556.69 ha (1,374 ac) Freehold.

Gwydir Shire Council Rates: $2,552 p.a. Northern Tablelands LLS.

SITUATION: 7km from Warialda, 33km from Delungra, 70km from Inverell, 90km from Moree.

SERVICES: Power. Phone. Mail 2 times per week. Primary and Secondary schools at Warialda. Air services from Inverell & Moree to Brisbane & 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: Mostly undulating, partly hilly. Altitude: 380m - 450m ASL.

SOIL: Black chocolate basalt with some light loams and gravelly hills.

ARABLE AREA: approx. 180ha (445ac).

TIMBER: Kurrajong, Box, Wilga, Ironbark, Pine.

WATER: New electric submersible bore, new transfer pump, 10 troughs, 7 dams, semi-permanent holes on creek, rainwater tanks.

RAINFALL: 792mm (31inch) p.a.

FENCING: Stockproof condition. 8 main paddocks with some smaller holding paddocks.

IMPROVEMENTS: Circa 1880's homestead with classic high ceilings,

5 2 556.00ha

Price	SOLD for $1,300,000
Property Type	Residential
Property ID	943
Land Area	556.00 ha

Agent Details

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Office Details

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rdr. rural district residential real estate

beautifully wide hallway, French doors, timber floors and wraparound verandah. 4 bedrooms with ceiling fans, and the main bedroom having an ensuite and built-in robe. Modern kitchen with dishwasher, good storage, and gas + electric cooking. Multiple living rooms including the living/sunroom, as well as the formal lounge and dining with carpet underfoot. Reverse cycle air conditioning and wood heater. Attractive new bathroom-combined-laundry with walk-in shower & bathtub. Gauzed-in verandah, open verandahs, timber deck. Established gardens.

5 bedroom/sleepout and old power house. House is all connected to rainwater.

Property currently leased for 3 years (ending 2026) with an option of 2 more years. The house is rented with a tenant wanting to stay. Total income: $50,200 per year.

MACHINERY SHED: 3 bay machinery shed with power connected.

STOCK YARDS: Cattle yards, portable steel panels, Red River crush, loading ramp.

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