

Sold

Inverell  
rdr.



## CLEVERA FARM BLOCK

AREA: 1129.15 ha (2,789ac) Freehold.  
13.76 ha (34ac) Closed Roads.

Inverell Shire Council:  
LLS Northern Tablelands:

SITUATION: 30 km north from Inverell.

SERVICES: Power Available, primary and secondary schools at Inverell. Mail five days per week. Air and rail Armidale and 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. Inverell is one of the major shopping and service centres of Northern NSW.

COUNTRY: Gently undulating. approx. 264 ha (650ac) Black and Red Basalt. Balance Granite.

ALTITUDE: 600m to 670m ASL.

ARABLE AREA: 203 ha (500ac) Basalt cultivation, 122 ha (300ac) Granite cultivation, contoured.

PASTURE DEVELOPMENT: Including approx. 24.29 ha (60ac) Hunterfield

1,176.50 m2

Price	SOLD
Property Type	Residential
Property ID	100
Land Area	1,176.50 m2

### Agent Details

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### Office Details

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real estate

Lucerne, 3 yrs old, approx. 178 ha (440ac) sown to Warrego Oats.

TIMBER: White Box, Yellow Box, Stringy Bark and Gum.

WATER: Bannockburn Creek, Patty's Gully, 7 Dams, 1 Bore 30m (100ft) with Windmill pumping to a 22,730 ltr (5000gal) tank to troughs. 1x permanent Spring.

RAINFALL: 700mm (28 inches).

FENCING: Boundary: Approx 12kms, 7yr old. Majority 5 Plain, 2 Barb, balance Hinge-Joint. Good order.

Subdivision: 13 Paddocks, Hinge-Joint and Plain. Good order.

GRAIN STORAGE: 1 x 20 tonne cone based silo.

CATTLE YARDS: 2 sets of timber and steel sheep yards. Timber cattle yards.

CARRYING CAPACITY: 3000 mixed sex sheep, oats for fodder.

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