



137 Gragin Rd, Delungra, Inverell



## "BELLA" - THE BEST OF COUNTRY LIVING

AREA: 362.5 ha (895.7 ac) Freehold. Inverell Shire Council. Northern Tablelands LLS.

SITUATION: 5km from Delungra, 27km from Wialalda, 38km from Inverell.

SERVICES: Single phase power. Phone. Primary and Secondary schools at Wialalda & Inverell, Primary school at Delungra. Air and rail services from Inverell, Armidale, Tamworth, 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: 500m – 590m ASL.

SOIL: Red and Black Basalt.

PASTURES: 91ha (226ac) of natural pastures. 90ha (222ac) of fallow country.

ARABLE AREA: 271ha (669ac) set up into 9 GPS fields. Cultivation has been agronomically well-maintained with crop rotations of Cotton, Sorghum, Wheat, Barley and Chickpeas. 80ha (197ac) of sorghum sown on full profile 13-15 Nov 2023. 172.5mm rain received since sown (Nov 2023 to January 2024).

200ha (500ac) of wheat and barley sown on full profile (May 2024).

110ha (271ac) of wheat planted & 80ha (197ac) of barley planted with

6 2 2 362.50 ha

Price

Expressions of Interest

Property Type

Residential

Property ID 1084

Land Area 362.50 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

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

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real estate

200kg/ha of urea & 80kg/ha of starter fertiliser.

TIMBER: White box.

WATER: 2 bores, 1 being new, tested at 3,000gallons/hour. Solar pump set at 1,200gallons/hour. Water reticulated to 5 troughs and house, as well as spray rig quick fill. Each trough holds approx. 1,200L. Total rainwater storage being approx. 15,000gal (67,500L).

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

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

IMPROVEMENTS: 5 bedroom, 2 bathroom home with office/6th bedroom. High ceilings add to the sense of space, while large windows throughout frame peaceful views of the surrounding gardens and property. Polished timber floors flow through the kitchen with abundant storage, dishwasher and large stove, the generous living area, dining room and inviting sunroom. Reverse cycle air conditioning and ceiling fans throughout. Built-in robes to bedrooms. Entertain year round on the huge timber deck while enjoying picturesque farm and garden views.

MACHINERY SHED: 2 large machinery sheds.

WOOL SHED: 2 stand shearing shed with raised floor.

STOCK YARDS: Steel cattle yards with crush.

GRAIN STORAGE: 610 tonne cone base silos, all on all-weather access pad.

CARRYING CAPACITY: 25-30 cows on grass country.

PRICE: Expressions of Interest.

All offers are to be received in writing to [wally@rdrrealestate.com.au](mailto:wally@rdrrealestate.com.au) or to our office at 24 Otho St, Inverell.

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