

Sold



CASHEL

PROUDLY UNDER CONTRACT

EXCLUSIVE AGENT

AREA: 265.1ha (654.8ac)Freehold.

Inverell Shire Council Rates: \$ 2,536.00p.a

LLS Northern Tablelands Rates: \$ 240.00 p.a..

SITUATION: 22km north from Inverell.

SERVICES: Single Phase Power. Phone, 2.5km to School Bus, primary and secondary schools at Inverell. Mail three times 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. Red Basalt soil.

ALTITUDE: 660m to 720m ASL.

ARABLE AREA: Approx. 257ha (634.79ac) contoured.

PASTURE DEVELOPMENT: 66ha (163ac) Lucerne, majority 1 to 3 yrs old, Mixture Sardi 7 and L91.

🛏 3 🌐 1 🚗 2 📄 265.10ha

Price	SOLD
Property Type	Residential
Property ID	11
Land Area	265.10 ha

Agent Details

Wally Duff - 0427 546 146

Elly Jurd - 0267 225 500

Office Details

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

rdr. rural district residential
real estate

36.4ha (90ac) Drover Oats.
44.5ha (110ac) Gregory Wheat.

TIMBER: Kurrajong and Yellow Box..

WATER:1 Bore 18m (60ft) deep with submersible pump (no generator)
pumping to 45,000ltr tanks and reticulating to troughs and gardens, 4 dams.

RAINFALL: 700mm (28 inches).

FENCING: Boundary: Netting and Hingejoint. Good order.
Subdivided into 22 paddocks with laneway to yards. Hingejoint. Good
Order.

IMPROVEMENTS: Corrugated iron and cedar weatherboard home, 3
bedrooms with built-ins, all with reverse cycle air conditioning. Study,
Kitchen gas/electric, lounge room with wood fire and air conditioning,
family room, fantastic entertaining area. House completely re stumped, re
wired, new gyprock walls, fully insulated, new carpet and floating timber
floor throughout. 22,500ltr rain water tank.

MACHINERY SHEDS: 12m x 12m steel frame, 6m x 15m timber frame.

GRAIN STORAGE: 2 x 50 tonne Cone Base Silo, 1 x 50 tonne flat bottom silo.

HAY SHED: 10m x 10m timber frame.

WOOLSHED: 1 stand electric with work shop and skillion.

CATTLE YARDS: Wean design steel panel, CIA crush, loading ramp, 8 panel
round yard. 200 head cattle capacity.

OTHER IMPROVEMENTS: Seed Shed, Oil Shed.

CARRYING CAPACITY: Approx. 70 Ewes and Lambs, 70 Cows and Calves,
50.2ha (124ac) cash crop.

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.