







WILLIRIE

4 2 2 352.60ha

AREA: 352.6 ha (871.2 ac) Freehold.

Inverell Shire Council. Northern Tablelands LLS.

SITUATION: Situated on the tightly held Bannockburn Plain with some of the best cultivation in the Inverell district. 22km from Inverell, 30km from Delungra, 25km from Graman (approx.).

SERVICES: Power. Phone. Primary and Secondary schools at Inverell. Mail delivery 3 times per week. Air services from Inverell & Armidale to Brisbane & Sydney. Rail services from Uralla, Armidale, Tamworth. 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: Flat to Undulating. Altitude: 600-630m ASL.

SOIL: Deep black self-mulching basalt soils.

ARABLE AREA: 283 ha (700 ac).

PASTURE DEVELOPMENT: Fertiliser history on grass country. 283ha (700ac) country fallowed, pre-sown with Urea.

TIMBER: Yellow box.

WATER: 7 dams. 4 equipped bores, 1 electric submersible used through house & spraying, reticulating to 10 troughs. 3 windmills.

Price	SOLD
Property Type	Residential
Property ID	1104
Land Area	352.60 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

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RAINFALL: 785mm (31inch) p.a.

FENCING: Very good.

IMPROVEMENTS: 4 bedroom, 2 bathroom weatherboard home with evaporative cooling, high ceilings and large windows throughout. Kitchen with walk-in pantry, dishwasher, modern stove & original Aga oil range cooker, lounge room, separate dining room, sunroom, ceiling fans throughout, internal laundry.

2 bay garage.

MACHINERY SHED: Large steel frame machinery shed. Small machinery shed with power.

GRAIN/FODDER: 100 tonne cone base silo. 250 tonne flat bottom silos. Raised grain shed.

WOOLSHED: 2 stand shearing shed with very good steel & timber yards.

STOCK YARDS: Steel cattle yards with head bale.

PRICE: Expressions of Interest.

Closes Wednesday 15th May 2024, if not sold prior. All offers are to be received in writing to wally@rdrrealestate.com.au or to our office at 24 Otho Street, Inverell.

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