

354 Pollocks Lane, Little Plain, Inverell







TORRAKINA

3 1 2 636.92ha

AREA: 636.92 ha (1,573 ac) Freehold.

Inverell Shire Council. Northern Tablelands LLS.

SITUATION: 17km from Gum Flat, 20km from Delungra, 26km from Inverell.

SERVICES: Power. Phone service available. Primary schools at Gum Flat & Delungra, Primary and Secondary schools at Inverell. Mail delivery 3 times per week. Air services from Inverell & Armidale to Brisbane & Sydney. Rail services from Moree, 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: Undulating, valley slopes and plateaus and creeks. Altitude: 520m - 670m ASL.

SOIL: Mixed red & black basalt, granite.

ARABLE AREA: 150ha (370ac). 68 ha(170ac) recently sown to winter wheat

114ha (283ac) black basalt cropping + 12ha (30ac) granite cropping. Currently farmed.

PASTURE DEVELOPMENT: Biodiversity Conservation Agreement (CA0021) on grazing land – 90 days grazing per paddock (30 days at a time) from 1 Feb – 31 July 2024. $23,350 + CPI income per year until 2034 Annual Report and

Price	$2,800,000
Property Type	Residential
Property ID	1107
Land Area	636.92 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

RDR Real Estate
24 Otho St Inverell, NSW, 2360
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rdr. rural district residential real estate

inspection due each February.

TIMBER: White box.

WATER: 3 creeks – Black Creek, Turrawurra Creek & Myall Creek. Reliable pump hole and well with solar and electric pump on Black Creek.

4 tanks (3 x 22,000L, 1 x 6,000L), piped to 14 troughs.

RAINFALL: approx. 720mm (28inch) p.a.

FENCING: Good to new condition. 17 paddocks & 1 holding paddock.

IMPROVEMENTS: Comfortable weatherboard home with 3 bedrooms + office. Polished timber floorboards & high ceilings throughout. Modern kitchen, lounge & dining room with wood heating. Bathroom contains shower over bath, antique blue pedestal basin & separate toilet.

Established landscaped gardens with fruit trees and veggie gardens.

Electric wiring upgraded in 2022. Power to mains switch/pole rewired 2023.

3 x rainwater tanks (22,000L) piped to house.

MACHINERY SHED: Large workshop with power, stables and dog pens in converted piggery.

WOOLSHED: 2 stand electric shearing shed with annexe.

STOCK YARDS: 500 head steel sheep yards & 200 head steel & timber cattle yards with steel loading ramp.

SILOS: 1 x 120 tonne. 2 x 55tonne cone base silos with electric grain drying fans

CARRYING CAPACITY: Owners currently running 1430 sheep (600 ewes). Or 120 Cows.

OTHER: Current owners have a licence with NSW National Parks to harvest Grass Trees.

PRICE: Expressions of Interest.

All offers to be received in writing to wally@rdrrealestate.com.au or to our office at 24 Otho Street, Inverell.

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