







PINDAROI STATION

8 3 2 1,938.10ha

AREA: 1,938.1 ha (4,790 ac) Freehold.

Inverell Shire Council. Northern Tablelands LLS.

SITUATION: 4km to Pindaroi, 17km to Bukkulla, 37km to Inverell, 40km to Ashford.

SERVICES: Single phase power. Mobile phone coverage. Mail 3 times per week. Central school at Ashford, Primary and Secondary schools at Inverell. School bus at front gate. Air services from Inverell to Brisbane & Sydney. Air strip being 600m grass. 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: Gently undulating. Altitude: 570m - 800m ASL.

SOIL: 70% chocolate and red basalt, 30% soft trap.

PASTURE DEVELOPMENT: 121ha (300ac) winter forage sown. 485ha (1,200ac) of barley to be sown.

Previous fertiliser history. Improved pastures consisting of a clover mix, Phalaris and Rhodes grass. Clover mix, sub clovers, white and arrow leaf. 1,000ha (2,471ac) natural grass predominately Danthonia, plus Queensland Blue, Red Grass, Paspalum.

ARABLE AREA: Approximately 752ha (1,860ac). Currently farming 607ha

Price	SOLD
Property Type	Residential
Property ID	1109
Land Area	1,938.10 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

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

rdr. rural district residential real estate

(1,500ac).

All contoured majority farm over banks.

TIMBER: White box and Apple box.

WATER: 1 bore 100ft equipped with new diesel motor and mono pump, (1,000gal/hr) pumping to 20,000 gal tank, reticulating over 1,052ha (2,600ac). 1 bore 70ft equipped with electric submersible pump, pumping to 20,000gal tank, reticulating to troughing.

Approximately 80% of property watered by reticulation system, plus permanent Pindaroi Creek, and 24 dams. Solar pump on well 60ft deep pumping to 1 x 5,000gal tank & 2 x 7,000gal tanks.

RAINFALL: approx. 800mm (32inch) p.a.

FENCING: Netting and hinge joint, 5 plain and 2 barb wires. 19 potentially arable paddocks, 14 farmed and 27 grass. 14km new internal fencing.

IMPROVEMENTS: * 5 bedroom, 2 bathroom, 2 living area brick veneer home, built in 2021. This quality built home offers space and comfort, and has been designed to exploit the spectacular views across the paddocks and beyond.

Open plan lounge, dining & kitchen with extraordinary raked ceiling, natural light & feature double-sided brick fireplace flows seamlessly out to the alfresco area. The amazing ambience of the living area will have you mesmerised with it showing off the architectural design of the home and cleverly drawing your eye to the outdoors through floor to ceiling windows. Stylish, gourmet kitchen will impress with its abundance of storage, quality appliances, breakfast bar, and large walk-in butler's pantry with second oven and sink. Very inviting lounge/rumpus room provides additional space for relaxation. Ducted reverse cycle air conditioning throughout home.

The master bedroom is situated at one end of the home and has a walk-through robe and luxurious ensuite. Built-in robes to 3 bedrooms, and the 5th bedroom can easily be utilised as an office or nursery. Family bathroom comprises of glass semi-frameless shower, bathtub, vanity and floor-to-ceiling tiles. Separate powder room. Generous laundry with ample storage and access to your garage and the outdoors.

Enjoy a morning coffee or afternoon beer on your alfresco, where the ceiling is lined with timber from the original shearing shed. This timber is also a feature in your entry.

Attached double lock-up garage. 110,000L rainwater storage.

* 3 bedroom, 1 bathroom weatherboard cottage. All electric, wood heater in lounge, solar hot water system. 2 x 5,000gal rainwater tanks.

* 5 run dog yards

MACHINERY SHED: * Steel 37m x 12m (120ft x 40ft) shed. 1 bay lock-up with concrete floor, steel frame. * 24m x 10m (80ft x 35ft) shed enclosed on 2 sides. * Timber frame and iron shed 13m x 7m (45ft x 25ft). * Hay shed 30m x 15m (100ft x 50ft)

GRAIN STORAGE: 4 x 100 tonne cone base silos. 4 x 134 tonne cone base silos.

WOOL SHED: 5 stand wool shed with electric overhead gear. Double ended grinder. 1,600 sheep.

2 stand wool shed with steel/timber sheep yard.

STOCK YARDS: Steel panel yards, 600 head capacity, race, walkway, undercover CIA crush, calf marking cradle.

Sheep yards, drenching race with concrete floor, 4,000 head capacity. 1 set with shower dip.

Horse yards with undercover vet crush.

CARRYING CAPACITY: Owner estimates 700 breeders, plus cash crop.

AGENT'S COMMENTS: Only the second time in 54 years this property has been sold, and is renowned as one of the best mixed farming properties in the Inverell district.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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.