



Inverell



BORONIA

AREA: 137.65ha (340ac) Freehold.

Inverell Shire Council Rates: \$ 1,875.00 p.a
LLS Northern Tablelands Rates: \$ 250.00 p.a.

SITUATION: 25km from Inverell

SERVICES: Single Phase Power. Phone available, School Bus at front gate, primary school at Delungra, and both 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 rolling. Rich Black and Chocolate Basalt soil.

ALTITUDE: 630m - 650m ASL

ARABLE AREA: 121.45ha (300ac) contoured

TIMBER: White Box.

WATER: Solar pump over Well 14m (46ft) pumping to 2 tanks with

1 1 137.65 ha

Price	SOLD
Property Type	Residential
Property ID	12
Land Area	137.65 ha

Agent Details

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Office Details

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reticulation to concrete stock troughs. Town water available. 2nd Well 28m (92ft) not equipped.

RAINFALL: 750mm (30 inches).

FENCING: Boundary: Hingejoint. Good to Fair order.
Subdivision: 11 paddocks, Plain and Barb Wire. Good order.

MACHINERY SHEDS: Large 11m x 11m 2 bay skillion off Shearing Shed

GRAIN STORAGE: Grainary

WOOLSHED: un-equipped.

CATTLE YARDS: Steel Cattle Yards with Crush and Loading Ramp.

CARRYING CAPACITY: Owner estimates 120 weaners.

AGENTS COMMENTS: Yes you can build a residence on this excellent fattening block. Rich Black & Chocolate Basalt soil, water is a feature with a Solar Submersible system & town water available. Rare opportunity to secure excellent country in a renowned farming area.

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