







LINTON VALE

4 3 97.00ha

AREA: 97 ha (240 ac) Freehold.

Gwydir Shire Council. North West LLS.

SITUATION: approx. 25km from Bingara, 60km from Inverell, 31km from Delungra.

SERVICES: Power. Phone. Primary and Secondary schools at Bingara, Delungra, Inverell. Air services from Inverell & Moree to Brisbane & 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. 3 major feedlots in the Inverell area. Inverell is one of the major shopping and service centres of Northern NSW.

COUNTRY: Undulating to hilly. Altitude: approx. 440m - 600m ASL.

SOIL: Trap, Basalt.

ARABLE AREA: 4ha (10ac).

TIMBER: Iron bark, Box, Apple, Pine.

WATER: 3 dams. 2 bores (1 drinkable), bore reticulating to 6 troughs. 90,000L rainwater tanks. Permanent creek.

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

FENCING: 11 paddocks, mainly hinge joint fencing.

IMPROVEMENTS: 4 bedroom, 2.5 bathroom home with beautiful country gardens. This home boasts stunning features such as high ceilings, French

Price	SOLD
Property Type	Residential
Property ID	1278
Land Area	97.00 ha

Agent Details

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doors, and has recently been painted throughout. Lounge & dining room has a bay window, built-in fireplace and reverse cycle air conditioning. Kitchen is equipped with a Belling stove, dishwasher, good storage and great bench space. Main bedroom is complemented by walk-in robe and modern ensuite. Main bathroom contains claw foot bath and shower. Gauzed verandah. Solar hot water.

Powered car shed. Meat house.

SHEDS: Large machinery shed with workshop area, toilet and power.

GRAIN STORAGE: 40 tonne cone base silo.

STOCK YARDS: Steel cattle yard with scales and undercover vet crush.

CARRYING CAPACITY: 30 sheep. 50 cows and calves.

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