








## VERSATILE RURAL LIFESTYLE

1 1 3 41.26ha

This 41.26ha (100ac) freehold property is ideal for small-scale farming or a peaceful rural lifestyle.

Black basalt to sandy soils, with 60% (24ha/59ac) of property being arable.

Water is in abundance, with 4 dams, 3 troughs, and a bore (pumping approx. 1000gal/hr) with submersible pump pumping to 27,500L tank.

4 bay shed with skillion, 2 roller doors and granny flat with 1 bedroom, living, dining, kitchenette area, wood heating, modern bathroom.

Divided into 5 paddocks with fencing being in good to new condition.

Timbers include white box, yellow box and gum.

Power is not connected, and property is currently running on generator.

Carry capacity of approx. 20 cows and calves.

Located 12km from the township of Warialda, with primary and secondary schools, IGA supermarket, cafes, bakeries, art gallery, pubs and clubs, hospital, swimming pool. Also situated 40km from Delungra, and 73km from the larger town of Inverell.

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 1285 |
| **Land Area** | 41.26 ha |

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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

rdr. rural district residential real estate

* all dimensions and distances are approximate.

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