







PRIME GRAZING OPPORTUNITY

AREA: approx. 614 ha (1,518 ac) Freehold.

Gwydir Shire Council. Northern Tablelands LLS.

SITUATION: approx. 30km from Inverell, 12km from Copeton Dam, 11km from Gum Flat.

SERVICES: Primary school at Gym Flat, Primary and Secondary schools at Inverell. Air services from Inverell to Brisbane, Armidale to Brisbane & Sydney. Rail services from Uralla, 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. Altitude: 600m - 710m ASL.

SOIL: 30% red basalt, 70% granite.

TIMBER: White box, Iron bark, Gum, Cypress pine.

WATER: 1 dam. Spring fed gullies.

RAINFALL: 785mm p.a.

FENCING: Good condition with electric internal fencing. 4 paddocks.

CARRYING CAPACITY: 80 cows and calves, with the potential to expand.

614.00ha

Price	$820,000
Property Type	Residential
Property ID	1299
Land Area	614.00 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

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.