



KYWARRA

AREA: 578 ha (1,430 ac) Freehold.

Gwydir Shire Council Rates: \$3,883p.a. North West LLS.

SITUATION: 10km from Warialda, 69km from Inverell, 46km from Graman, 36km from Delungra, 90km from Moree.

SERVICES: Power. Phone. Primary and Secondary schools at Warialda & Inverell. Mail delivery 3 times per week. 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: Flat to hilly. Altitude: 400m – 550m ASL.

SOIL: Black basalt, red basalt, some lighter soils.

ARABLE AREA: 263ha (650ac).

TIMBER: White box, Iron bark, Cypress pine.

WATER: 3 dams. 18 troughs (troughs in each paddock).

2 bores: Main bore drilled to 200ft in 1913, cleaned out and drilled to 240ft in 2016 – 500gal/hr, diesel generator. Pumps to 3 x 5,000gal tanks & reticulating to troughs and both houses. 2nd bore drilled & cased to 136ft in 2016 – 200gal/hr, solar pump.

7 4 10 578.00 ha

Price	\$3,700,000
Property Type	Residential
Property ID	1314
Land Area	578.00 ha

Agent Details

Wally Duff – 0427 546 146

Office Details

RDR Real Estate
24 Otho St Inverell, NSW, 2360
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RAINFALL: 687mm (27inch) p.a.

FENCING: Good condition.

IMPROVEMENTS: * 5 bedroom, 2 bathroom homestead built in 2005. Steel frame construction, with 9ft ceilings throughout, and 11ft raked ceiling in kitchen/family area & main bedroom. Reverse cycle air conditioning & ceiling fans in every room. Glass sliding doors & floor-to-ceiling windows throughout allow natural light and views in. Kitchen contains generous walk-in pantry, dishwasher, induction 4 burner cooktop & oven, appliance cupboard with roller door, and island bench.

Spacious main bedroom with walk-in robe & ensuite with 2-person spa, shower, vanity & separate toilet. Built-in robes to remaining 3 bedrooms. Office/5th bedroom. Bathroom contains shower, bathtub, vanity, separate toilet. Laundry and mud room with storage.

Wraparound Bullnose verandah & outdoor entertainment area overlook valley views. Solar power & solar hot water. Fully insulated walls and ceilings. Extra large 2 car carport.

* Older cottage with 2 bedrooms, 2 sleep outs, 1 bathroom & wood heating.

MACHINERY SHED: 33m x 12m machinery shed with power, shower, toilet, laundry tub & attached 2 car carport. 2 x 5,000gal rainwater tanks.

GRAIN STORAGE: 3 x 30tonne silos. Large steel hay shed.

WOOLSHED: Old wool shed with no yards.

STOCK YARDS: Older timber and steel yard with vet crush.

CARRYING CAPACITY: 242ha (600ac) farm over contours.

The current owners have owned "Kywarra" since 1998 and previously run as a successful small feedlot, running 50 head of cattle.

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.

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