







KYWARRA

7 4 10 578.00ha

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.

Price	Price on Application
Property Type	Residential
Property ID	1314
Land Area	578.00 ha

Agent Details

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Office Details

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rdr. rural district residential real estate

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: 200 cows and calves. 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.

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