











## "BELLA" - THE BEST OF COUNTRY LIVING

AREA: 362.5 ha (895.7 ac) Freehold.

Inverell Shire Council. Northern Tablelands LLS.

SITUATION: 5km from Delungra, 27km from Warialda, 38km from Inverell.

SERVICES: Single phase power. Phone. Primary and Secondary schools at Warialda & Inverell, Primary school at Delungra. Air services from Inverell, Armidale, Tamworth, Moree to Sydney & Brisbane. 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: 500m – 590m ASL.

SOIL: Red and Black Basalt.

CROPS: 150ha (370ac) of Lancer wheat sown with 220kg/hectare of Urea and 40kg of Starter.

46ha (118.6ac) of Captain Chickpeas with 60kg/hectare of Starter.

90ha (222ac) of fallow country with full profile of moisture.

ARABLE AREA: 271ha (669ac) set up into 9 GPS fields. Cultivation has been agronomically well-maintained with crop rotations of Cotton, Sorghum, Wheat, Barley and Chickpeas.

TIMBER: White box.

6 2 2 362.50ha

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 1318 |
| **Land Area** | 362.50 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

WATER:  2 bores, 1 being new, tested at 3,000gallons/hour. Solar pump set at 1,200gallons/hour. Water reticulated to 5 troughs and house, as well as spray rig quick fill. Each trough holds approx. 1,200L. Total rainwater storage being approx. 15,000gal (67,500L).

RAINFALL:  792mm (31inch) p.a.

FENCING:  Fair to good condition. Divided into 7 paddocks.

IMPROVEMENTS:  5 bedroom, 2 bathroom home with office/6th bedroom. High ceilings add to the sense of space, while large windows throughout frame peaceful views of the surrounding gardens and property. Polished timber floors flow through the kitchen with abundant storage, dishwasher and large stove, the generous living area, dining room and inviting sunroom. Reverse cycle air conditioning and ceiling fans throughout. Built-in robes to bedrooms. Entertain year round on the huge timber deck while enjoying picturesque farm and garden views.

MACHINERY SHED:  2 large machinery sheds.

WOOL SHED:  2 stand shearing shed with raised floor.

STOCK YARDS:  Steel cattle yards with crush.

GRAIN STORAGE:  610 tonne cone base silos, all on all-weather access pad.

CARRYING CAPACITY:  25-30 cows on grass country.

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