



213 Mclachlans Ln, Inverell

rdr. real estate



## HOLMWOOD - IRRIGATION & CROPPING

### AREA & LOCATION

- 257.57 ha (636 ac) Freehold
- Inverell Shire Council, Northern Tablelands LLS
- Situated approx. 11km from Inverell

### SERVICES & AMENITIES

- Power with back-up generator, phone & internet available
- Primary and secondary schools located in Inverell
- Regular air services from Inverell & Armidale to Brisbane & Sydney
- Inverell Saleyards: 6th largest selling centre in NSW, with weekly fat cattle sales, fortnightly sheep sales and monthly store cattle sales
- Export abattoir at Inverell and 3 major feedlots in the district
- Inverell is one of Northern NSW's major shopping and service centres

### COUNTRY & SOILS

- Undulating country, altitude 610m-700m ASL
- Basalt and granite soils
- Timber: White Box and Yellow Box

### PASTURE & ARABLE AREA

- Pasture development includes Vetch and Phalaris

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**Price** Price on Application  
**Property Type** Residential  
**Property ID** 1331  
**Land Area** 257.57 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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

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- 70% arable: 180ha (445ac)
- 80ha (200ac) sown to clean fill wheat with 100kg/ha starter fertiliser under it

#### WATER

- 3km Macintyre River frontage with large waterholes
- 140megalitre river irrigation licence
- 3 pivot points (approx. 8ha each) with 6-inch mains
- 4 tower pivot with diesel river pump, set up for future expansion
- 6 dams and 6 troughs
- Stock & domestic supply from river
- 75,000L rainwater storage

#### RAINFALL

- Average 786mm (31 inches) per annum

#### FENCING

- Well-maintained fencing
- Subdivided into 16 paddocks

#### IMPROVEMENTS

- Comfortable 3 bedroom home with reverse cycle air conditioning, alfresco area and single carport
- DA-approved powered building site with sweeping north-facing views over the valley and river

#### SHEDDING & INFRASTRUCTURE

- Workshop/machinery shed with 3-phase power and concrete floor
- Large hay/machinery shed with power
- Former dairy with 3-phase power (unused for many years but remains in working order)

#### GRAIN STORAGE

- 3 x 55 tonne silos with aerators
- Grain shed

#### STOCK FACILITIES

- Steel cattle yards with vet crush

#### COMMENTS

This property has previously operated as a successful dairy, milking 140 cows plus replacements, supported by irrigation and cropping. With quality improvements, secure water, and subdivision potential, this versatile holding presents an excellent opportunity in the Inverell district.

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