







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



- 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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