







'SANDY CREEK' - PRODUCTIVE GRAZING & CROPPING

2 1 2 331.00ha

Price	$2,100,000
Property Type	Residential
Property ID	1344
Land Area	331.00 ha

AREA: 331 ha (818 ac) Freehold.

Inverell Shire & Gwydir Shire Councils. Northern Tablelands LLS.

SITUATION: 27km from Inverell, 8km from Gum Flat, 11km from Copeton Dam, 140km from Moree, 190km from Tamworth, 450km from Brisbane, 580km from Sydney.

SERVICES: Power. Phone. Primary school at Gum Flat, Primary and Secondary schools at Inverell. Air services from Inverell, Moree & Armidale to Brisbane & Sydney. Rail services from Uralla, Armidale, Tamworth, Moree. 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: 650m – 700m ASL.

SOIL: Black basalt & granite.

ARABLE AREA: 202ha (500ac). 10ha (25ac) Lucerne paddock.

PASTURE DEVELOPMENT: Pasture grass, Rhodes, Diget, Bambatsi panic, clover varieties. Fertiliser history. Rock phosphate, Lime, Urea and chook manure.

TIMBER: White box, Iron bark, Apple.

WATER: 10 dams. Electric pump on Sandy Creek reticulates over property to 2 x 5,000gal tanks, house, sheds, and 4 troughs.

Agent Details

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Office Details

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RAINFALL: Approx. 928mm (37inch) annually.

FENCING: Boundary & subdivision fencing in good to new condition. 14 paddocks.

IMPROVEMENTS: Charming 2 bedroom cottage with open plan lounge, dining & kitchen, reverse cycle air conditioning, ceiling fans and cosy wood heating. Both bedrooms include built-in robes. Large timber verandah offers a perfect spot to relax and take in the sweeping rural views.

2 bay car garage with skillion and workshop.

SHEDDING: 24m x 24m powered machinery shed. 19m x 17m hay shed.

WOOLSHED: 2 stand electric shearing shed with electric gear.

STOCK YARDS: Steel and timber cattle yards with vet crush, drafting arena, loading ramp.

CARRYING CAPACITY: 90 cows & calves + 22 heifers. 100 breeders comfortably. 52ha (130ac) farming.

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