



1741 Bukkulla Road, Ashford, Inverell

rdr. real estate



## GRAZING BLOCK WITH CREEK FRONTAGE

Just 2km from Ashford and an easy drive to Inverell, this versatile 30.68ha (75ac) holding presents an excellent opportunity as a starter grazing block, productive add-on property or lifestyle acreage with income potential. Featuring fertile creek flats, quality loamy soils ideal for hay production, a 56megalitre water licence from Frazers Creek and practical infrastructure including cattle yards, shedding and building entitlement, this is a well-equipped rural property with plenty of potential.

AREA: 30.68 ha (75 ac) Freehold.

Inverell Shire Council Rates. Northern Tablelands LLS.

SITUATION: 2km from Ashford, 57km from Inverell.

SERVICES: Power. Phone. Mail 3 times per week. Central school at Ashford, Primary and Secondary schools at Inverell. Air and rail services from Inverell to 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. Altitude: approx. 420m-425m ASL.

SOIL: Loamy, with a small amount of Trap. Good fertile soils for hay production with creek flats.

PASTURE DEVELOPMENT: Natural grasses.

📏 30.68ha

<b>Price</b>	\$590,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1420
<b>Land Area</b>	30.68 ha

### Agent Details

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### Office Details

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real estate

ARABLE AREA: 24ha (60acres).

TIMBER: Apple gums.

WATER: 56 megalitre water licence from Frazers Creek with 7 hydrants with equipment. 2 dams. Town water also available.

RAINFALL: approx. 728mm (28inch).

FENCING: Divided into 8 paddocks.

IMPROVEMENTS: Building entitlement.

SHEDDING: Small machinery shed. Lock-up workshop.

STOCK YARDS: Set of steel cattle yards with vet crush.

Disclaimer: Photos taken during drought conditions.

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