

Just Listed



2591 Elsmore Road, Inverell

rdr. real estate



PRODUCTIVE GRAZING COUNTRY WITH INCOME POTENTIAL

Outstanding picturesque views from all over this 469ac grazing property. An outlook hard to find that most people only dream of. Great location close to amenities, schools, shopping, sale yards.

AREA: 198.8 ha (469 ac) Freehold.

Inverell Shire Council. Northern Tablelands LLS.

SITUATION: approx. 15km from Elsmore, 30km from Inverell, 33km from Tingha, 55km from Guyra, 55km from Glen Innes.

SERVICES: Mobile phone service available & NBN internet. School bus at front gate to primary and secondary schools at Inverell. Air and rail services from Inverell, Armidale, Tamworth to Brisbane & 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: Undulating to hilly. Altitude: 800m - 940m ASL.

SOIL: Two-thirds Basalt, one-third Trap.

ARABLE AREA: approx. 20ha (50ac), planted with oats last season.

TIMBER: White box & Stringy bark.

Clearing permit. Excellent diversity for income opportunities such as the harvesting of Grass Trees, with the potential for up to \$100,000/yr.

📏 198.80ha

Price	\$1,450,000
Property Type	Residential
Property ID	1432
Land Area	198.80 ha

Agent Details

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Office Details

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rdr. rural district residential
real estate

Previously cut and sold firewood, returning \$60,000/year.

WATER: 12 dams, 5 springs (2 permanent, 3 semi-permanent). Waterholes in Newstead Creek. 5,000gallon rainwater tank. Bore permit. Many locations for more dams & numerous locations divined for bores.

RAINFALL: 800mm (31inch) p.a.

FENCING: Property is fully fenced with internal and boundary fencing 60% new and the balance stock proof. Suitable for cattle, sheep, goats, horses. 7 paddocks plus holding pen.

IMPROVEMENTS: DA approval for house. Dwelling permit.

MACHINERY SHED: Large high-bay 20m x 12m steel & Colorbond shed with closed-in lock-up workshop. 22kw solar system & 62kw solar battery storage with remote wifi monitoring. Designed to self-sufficiently power a 4 bedroom, 2 bathroom home.

STOCK YARDS: 80 head steel cattle yards with covered vet crush and scales. Steel sheep yards.

CARRYING CAPACITY: Average good season can run 40 cows and calves, bulls and 50 yearling steers. Property has recently been restocked after an 18 month spell, currently running only 35 breeders plus calves and bulls, and only using 60% of property.

Genuine sale due to change of circumstances.

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