



440 Aston Road, Inverell

rdr. real estate



VENTURA - 2,223ac GRAZING PROPERTY

AREA: 900.66 ha (2,223 ac).

Freehold: 438ha (1,083ac). Lease Country: 161.8ha (400ac). Perpetual Lease: 299.47ha (740ac). Lease \$3,500 per year.

Inverell Shire Council Rates: \$1,916 p.a. Northern Tablelands LLS.

SITUATION: approx. 30km from Inverell, 11km from Copeton Dam, 106km from Armidale, 164km from Tamworth.

SERVICES: Power. Phone. Primary and Secondary schools at Inverell. Mail delivery 3 times per week. Air services from Inverell & Armidale to Brisbane & Sydney. Rail services from Uralla, Armidale, Tamworth. 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 to undulating. Altitude: 770m - 870m ASL.

SOIL: Granite.

ARABLE AREA: 404ha (1,000ac).

PASTURE DEVELOPMENT: 202ha (500ac) Arrowleaf, Subclover, Rye.

TIMBER: White box, Yellow box, Gum, Stringy bark, Rough apple.

WATER: 11 dams. Permanent Farm Creek.

Unequipped bore (80m deep, tested 400gal/hr, drinkable). Well with

4 2 3 900.00ha

Price	\$3,100,000
Property Type	Residential
Property ID	1437
Land Area	900.00 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

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rdr. rural district residential
real estate

pressure pump to house & 2 troughs, water used for spraying. 4 x 5,000gal rainwater tanks.

RAINFALL: approx. 750mm p.a.

FENCING: Boundary is mostly exclusion fencing. Internal fencing in good condition. 16 paddocks.

IMPROVEMENTS: 4 bedroom, 2 bathroom home with 3 bay carport. Generous lounge room with wood heater. Kitchen and dining room with reverse cycle air conditioner, ample timber cabinetry, dishwasher, large gas & electric stove. 4 carpeted bedrooms, bedroom 1 with reverse cycle air conditioner. Main bathroom contains shower, bathtub, vanity, separate toilet. Second shower and toilet adjoins laundry. Office area.

MACHINERY SHED: Powered 3 bay machinery shed with lock-up workshop.

WOOLSHED: 2 stand electric woolshed, with 1 electric plant and yards.

STOCK YARDS: Steel cattle yards with vet crush and ramp.

CARRYING CAPACITY: 180 cows and calves plus replacements.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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