

1223 Karoola Road, GRAMAN, Inverell







MONA LISA

10 4 117.07ha

AREA: 117.07 ha (289 ac) Freehold.

Inverell Shire Council. Northern Tablelands LLS.

SITUATION: 10km from Graman, 15km from Ashford, 52km from Inverell.

SERVICES: Power. Phone. Primary and Secondary schools at Inverell & Ashford. Air and rail services from Inverell, Armidale, Moree 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. Altitude: 490m-520m ASL.

SOIL: 70% Trap, 20% Granite, 10% Basalt.

ARABLE AREA: 70ha (172ac).

TIMBER: Apple.

WATER: 3 dams, 8 troughs, 4km of double Macintyre River frontage, 72megalitre unregulated Macintyre River water licence with 3 separate lines. 5,000gallon rainwater tank.

2 new bores -1x equipped and tested at 2L per second, 1x unequipped tested at 0.5L per second.

RAINFALL: approx. 760mm (29inch) p.a. (eldersweather.com.au)

FENCING: Ringlock fencing with 3 lane ways. Subdivided into 14 paddocks.

Price	$800,000
Property Type	Residential
Property ID	1455
Land Area	117.07 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

RDR Real Estate
24 Otho St Inverell, NSW, 2360
Australia
02 6722 5500

rdr. rural district residential real estate

IMPROVEMENTS: 4 cottages, all of Besser Block construction, with 3 needing full renovation.

Cottages 1 & 2 contain 2 bedrooms, 1 bathroom, lounge with wood heater.
Cottages 3 & 4 contain 2 bedrooms, 1 bathroom.

MACHINERY SHED: Large machinery shed with power.

STOCK YARDS: Steel cattle yards with vet crush. Small sheep yards.

CARRYING CAPACITY: 40 cows or 300 ewes.

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.
Images reflect the property at the time when the photos were taken (2021). Seasonal changes & maintenance can affect the current presentation and prospective purchasers are urged to use them as a guide only.

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