



FAGANS VALE

AREA: 288.3 ha (712 ac) Freehold. Gwydir Shire Council. North West LLS.

SITUATION: 8km from Upper Horton, 31km from Barraba, 59km from Bingara, 99km from Narrabri, 127km from Inverell, 135km from Tamworth. Nestled in the slopes of the Nandewar Ranges, and enjoying views across Mt Kaputar, Mt Lindsay, Mt Dowle.

SERVICES: 48v – 5kva off-grid solar system, 20kva battery, 8 AGM batteries. Phone service available, good internet reception from tower on Mt Dowle.

Primary and Secondary schools at Barraba, Bingara, Narrabri, Inverell, Tamworth. Mail 3 times per week.

Air services from Narrabri, Inverell, Moree, Tamworth to Brisbane & Sydney. Rail services from 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.

COUNTRY: Sloping to hilly – being within 3 valleys. Altitude: 530m – 730m ASL.

SOIL: Rich volcanic basalt country, red and yellow clays with pebbly red loam and mud slate.

ARABLE AREA: 60ha (148ac).

TIMBER: Iron bark, White box, Kurrajong, Pine, Bloodwood, Gum, Stringy bark.

📏 288.30ha

Price	Open To Offers
Property Type	Residential
Property ID	1463
Land Area	288.30 ha

Agent Details

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Office Details

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rdr. rural **district** residential
real estate

WATER: 4 dams – 2 spring fed. 18,000gallons of rainwater. Bore supplying 2 x 5,000gallon tanks with a solar pump – 66ft deep & pumping 400gal/hour. 2 unequipped wells.

RAINFALL: approx. 688mm (27inch) p.a.

FENCING: Stockproof. Fenced into 2 paddocks.

IMPROVEMENTS: 36m x 12m shed-house with 3m verandah, and comfortable amenities including open plan living, 1 bedroom, 1 bathroom, lounge area with wood heater, kitchen with gas stove, pantry, wood fired combustion stove. Enclosed 4m x 2m above ground pool.

DA to build new house still active.

SHEDDING: 24m x 12m machinery shed. 2 x 40ft shipping container. Numerous small sheds with poultry and goat yards.

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

ORCHARD: A large variety of trees including:

Citrus: lemonade, grapefruit, lime, kumquat, variegated kumquat, pomelo, buddhas hand. Mandarin: honey murcott, ellendale, emperor. Orange: Navel, anes late navel, valencia, blood, tangelo. Lemon: myer, eureka, lisbon, lemonade. Stone fruit: santa rosa plum, cherry plum, white peach, yellow peach, slipstone yellow peach. White Nectarine, yellow nectarine, apricots, loquat. Apple: pink lady, 3-way cross granny-delicious-johnathan. Pear: triumph, burre bosc. Grapes: isobella, red flame, black, white, lady finger, waltham cross. Berries: thornless berry, logan berry, youngberry, passionfruit, strawberries. Figs: brown turkey, white adriatic. Olives, mango, gold finger banana, japonica, coffee trees, red-yellow-purple guava, red & black cherries, macadamia, pecan, hass avocado, quince, pineapple quince.

CARRYING CAPACITY: 50 cows.

This property would be ideally suited to a large vineyard, an adventure playground, trail bikes, 4WD, walking and climbing trails. Or an artist retreat or sustainable lifestyle, enjoying the views and fruits of the large, established orchard.

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