

Sold



Inverell



FOREST VALE

AREA: 356.27ha (880ac). Freehold.

Inverell Shire Council Rates: \$2,360.00p.a.
LLS Northern Tablelands: \$191.55p.a.

SITUATION: 35.3km from Inverell.

SERVICES: Power available. Phone available. Mail 5 times per week. School bus at front gate to Primary and secondary schools at Inverell. Air services, Armidale or Moree to Sydney. Saleyards at Inverell, being the 6th largest selling centre in the state, weekly fat cattle & sheep sales, monthly store cattle sales. Export abattoir at Inverell. Inverell is one of the major shopping and service centres of Northern NSW.

COUNTRY: Gently rolling 80% Black Basalt, 15% Red Basalt, 5% Granite Soils.

ARABLE AREA: approx. 242.91ha (600ac). 68.83ha (170ac) Oats. Balance to improved pasture.

ALTITUDE: 630m ASL.

PASTURE DEVELOPMENT: Approx. 64.77ha (160ac) Summer Pasture, Rhodes, Bambatsi and Premium Digit. Approx. 48.58ha (120ac) Winter Pasture, Fescue, Prairie, Rye and Clovers.

 1  1  356.27ha

Price	SOLD
Property Type	Residential
Property ID	19
Land Area	356.27 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

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

 rural district residential
real estate

FERTILIZER HISTORY: 4yrs of SF45 at 125kg/ha, on grass and pasture country.

TIMBER: Apple, White and Yellow Box.

WATER: 1 Bore 30.7m (100ft) with windmill pumping to 2 x 27,000ltr tanks reticulating to 15 troughs. 3 Dams. 1 Well 5.5m (18ft) with Windmill to 22,500ltr tank to two troughs.
Wyndham Creek.

RAINFALL: 700mm (28inches).

FENCING: Netting and Barb, stock proof.
Subdivided 12 paddocks. Mostly new in the past 5 years, being 3 Barb and 4 Plain. Mostly electric with four energisers.

IMPROVEMENTS: Machinery Shed:18m x 10m enclosed on 3 sides, lock up storage sheds.

CATTLE YARDS: Steel yards with head bale and calf marking cradle and water.

CARRYING CAPACITY: Approximately 130 ewes, 100 Breeders, retain weaners on oats. 30 Bulls.

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