

Sold

Inverell  
rdr. rex daley realty.

FRAME RURAL AGENCIES  
Livestock & Property Agents  
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## PUKAWIDGI

PRICE SLASHED - 981.4ha (2,425ac) Freehold situated 40km North East of Inverell. Undulating country with River flats & Granite. 8.5km Frontage to the Macintyre River. Irrigation Licence 130 meg. 14 Dams. Brick Veneer 3 bedroom home with study plus Weatherboard 3 bedroom home with study. Numerous Machinery sheds. 2 Stand woolshed with steel yards & covered drenching race. 2 Sets steel cattle yards.

AREA: 981.4 ha (2,425 ac) Freehold.

Inverell Shire Council Rates  
Northern Tablelands LLS

SITUATION: 40 km North East of Inverell.

SERVICES: Power. Phone. Mail 3 times per week. Primary and secondary schools at Ashford and Inverell. Air and rail services from Armidale/Moree to 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 cleared country. Altitude: 500m to 580m ASL.

SOIL: Rich alluvial river flats, fine trap soil & granite.

🛏 6 🏡 3 📏 981.40 m2

Price	SOLD
Property Type	Residential
Property ID	254
Land Area	981.40 m2

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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24 Otho St Inverell, NSW, 2360  
Australia  
02 6722 5500

rdr.  
real estate

ARABLE AREA: Approx. 214 ha (530ac) river flats, plus 49 ha, total of 263 ha (650ac) cultivation. Balance open grazing.

WATER: 8.5 km frontage to the Macintyre River. Irrigation License: 130 Meg. 14 Dams.

RAINFALL: 725mm (29) inches

FENCING: Hinge joint and plain wire fencing.  
Divided into 20 paddocks.

IMPROVEMENTS: Brick Veneer 3 bedroom home with study, built in 2002.  
Main bathroom and en-suite.  
Second Residence: Weatherboard 3 bedroom home with study.

MACHINERY SHED:

- \* 2 x Machinery Sheds
- \* Workshop garage with concrete floor

STORAGE:

- \* 2 x Haysheds: 18m x 14m
- \* 1 x Fully enclosed 18m x 8m
- \* 3 x Silos

WOOLSHED: 2 Stand with steel yards and covered drechning race.

STOCK YARDS: 2 Sets steel cattle yards. Steel sheep yards on woolshed.

CARRYING CAPACITY: 100 Cows & Calves, 50 Steers, 50 Heifers and 2,000 Sheep.

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