

Sold



Inverell **rdr.** rex daley realty.

FRAME RURAL AGENCIES
Livestock & Property Agents
FRUIT NETWORK Accredited Member



RUSSELL PARK

UNDER CONTRACT

222.58 ha (550ac) Situated 23 km West of Inverell on Mount Russell Road. Gently sloping country with mixed black & chocolate to red basalt soils. Approx. 182 ha (450ac) arable. All paddocks supered & clovered. Bore equipped with solar pump, semi-permanent creek, 7 dams. Subdivided into 15 paddocks. Mostly 4 plain, 3 barb in excellent condition. 18m x 9m Steel machinery shed enclosed on 3 sides. Steel cattle yards with covered vet crush & loading ramp. Lane way to yards.

AREA: 222.58 ha (550 ac).

Inverell Shire Council Rates: \$1,509.00 p.a.
Northern Tablelands LLS: \$192.25 p.a

SITUATION: 23 km West of Inverell on Mount Russell Road.

SERVICES: 3 Phase Power, phone and town water all available, not connected. Mail 5 times per week. School Bus to primary and secondary schools at 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.

1 1 222.58ha

Price	SOLD
Property Type	Residential
Property ID	257
Land Area	222.58 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

COUNTRY: Gently sloping. Altitude: 650m to 670m ASL.

SOIL: Mixed Black and Chocolate to Red Basalt soils.

ARABLE AREA: Approx. 182 ha (450 ac).

PASTURE DEVELOPMENT: All paddocks supered and clovered.

TIMBER: Mainly Box and Gum.

WATER: Bore equipped with solar pump to tank and troughs for all paddocks. Semi-permanent creek, 7 Dams.

RAINFALL: 711 mm (28")

FENCING: Boundary in fair to good order.

Subdivided into 15 paddocks. Mostly 4 Plain, 3 Barb in excellent condition.

IMPROVEMENTS: Old cottage in need of repair.

MACHINERY SHED: 18m x 9m (60' x 30') Steel machinery shed, enclosed on 3 sides. 5,000gal (22,730 Ltr) rain water tank providing water to cattle yards.

STOCK YARDS: Steel cattle yards with covered vet crush and loading ramp. Lane way to yards.

CARRYING CAPACITY: 90 Cows & calves.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.