

Sold



## THE PEAK

EXCLUSIVE AGENT

PROUDLY UNDER OFFER

544.7 ha (1,345.4 ac) Freehold. 54 km from Inverell, 22 km from Delungra. Rich black basalt soils, 404.6 ha (1,000ac) Cultivation. Excellent water. Brick veneer 3 B/R homestead with office & guest room + 2 B/R cottage. OUTSTANDING GRAIN COMPLEX. Machinery shed, chemical storage shed, grain storage shed & shearing shed.

AREA: 544.7 ha (1,345.4 ac) Freehold.

Inverell Shire Council Rates

Northern Tablelands LLS: \$788.78 p.a.

SITUATION: 54 km from Inverell, 22 km from Delungra, 22 km from Warialda and 22 km from Graman.

SERVICES: Single phase power. 4G Internet, phone. Mail 3 times per week. Primary schools at Warialda, Delungra & Inverell, secondary schools at Warialda & Inverell. Air and rail services from Armidale/Moree to Sydney/Brisbane. 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.

🛏 5 🏠 3 📏 544.70 ha

Price	SOLD
Property Type	Residential
Property ID	260
Land Area	544.70 ha

### Agent Details

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### Office Details

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real estate

Inverell is one of the major shopping and service centres of Northern NSW.

COUNTRY: Gently sloping. The grazing country is well grassed naturally with native grasses (blue grass, plains grass and red grass), and winter clovers & medics. Altitude: 464m to 677m ASL.

SOIL: Rich black basalt soils.

ARABLE AREA: 404.6 ha (1,000 ac) Cultivation. Farm over banks. 112.5 ha (278ac) Sunflowers (not included), balance in fallow.

TIMBER: Myall, Wilga, Kurrajong and Box.

WATER: 1 Bore, (approx. 18m deep) with windmill, 45,500 ltr tank to house and 3 troughs. 1 Bore (approx. 25m deep) with diesel motor, no pump. 1 Bore equipped with windmill, pumping to tank and troughs. 1 Well not equipped. 1 Spring.

RAINFALL: 700mm (28 inches).

FENCING: Boundary: Netting in fair to good order.

Subdivided into 6 paddocks. 4 km New 3 barb, 3 plain and 5 barb fencing. Balance Hinge-joint or ring-lock.

IMPROVEMENTS: \*\* HOMESTEAD: Brick veneer 3 B/R with office and guest room. Lounge room (gas heating and ducted reverse cycle air conditioning), kitchen/dining room and courtyard. 2 bathrooms, laundry, front patio. Coolroom and meathouse. Approx. 67,500 ltr rain water tanks. Fenced, in-ground, fibreglass salt water pool.

\*\* COTTAGE: Weatherboard 2 B/R, 2 x sleepouts, lounge/dining, kitchen, bathroom, laundry - which would need repair and renovation.

MACHINERY SHED: Steel framed 27.7m x 12.3m machinery shed with power and lights with 22,730 ltr rain water tank for house.

CHEMICAL STORAGE SHED: Lock-up 6m x 9.2m.

GRAIN COMPLEX:

\* Cummins motor 3 phase 110KVA generator running the grain dryer, the augers in and out of the grain dryer, also the 670 Tonne silo, plus the fill auger in the bulk grain shed.

\* 15 Tonne Superb fully automatic gas operated grain dryer.

\* 1 x 670 Tonne flat bottom silo with inside sweep and aerator.

\* 2 x 115 Tonne cone base silos with aerators, plus augers to and from the 15 Tonne grain dryer.

\* 350 Tonne bulk grain shed 18.5m x 7.7m with concrete floor, power and 13,638 ltr rain water tank to house.

\* 50 Tonne cone base fertiliser silo.

\* 4 x cone base seed silos.

SHEARING SHED: 2 stand electric wool shed with sheep yards, covered race and draft. 22,730 ltr rain water tank.

Adjoining property 'Malbro' is also available for sale.

Talk to one of the friendly team at rdr today to book your private inspection of 'The Peak'. To view the full photo gallery, please visit our website:  
[www.rexdaleyrealty.com](http://www.rexdaleyrealty.com)

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