

Sold



1558 Glenesk Road, Inverell



WAVERLY DOWNS

450ha (1,112ac) Freehold. Black Basalt and Chocolate Basalt soils. Approx 89ha (220ac) currently cultivated, plus 218ha (540ac) available. 2 Stand woolshed, ram shed. Steel panel cattle yards with covered RPM crush area, calf marking cradle. 6 Cone base silos. 1 Bore 9,092Ltr/hr (2,000gal/hr), tank reticulating to 6 troughs, 15 Dams. Fencing all in good order. Weatherboard 2 b/r home plus sleepout. Machinery shed, bulk grain shed with skillion.

AREA: 450 ha (1,112 ac) Freehold.

Inverell Shire Council Rates: \$3,800.00 p.a.

Northern Tablelands LLS: \$450.00 p.a.

SITUATION: 54km North West of Inverell, 13km West of Graman, 30km East of Warialda, 24km North of Delungra.

SERVICES: Single phase power. Phone. Mail 3 times per week. 5km to school bus. Primary schools at Inverell and Delungra, Secondary schools at Inverell. Air and rail services from Inverell/Armidale/Moree to Brisbane/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: Gently undulating. Altitude: 600m to 640m ASL.

SOIL: Black Basalt (approx. 60%), Chocolate Basalt (approx. 40%).

ARABLE AREA: 89ha (220ac) currently cultivated, plus 218ha (540ac)

🛏 2 🏠 1 🚗 2 📏 1,112.00 ha

Price	SOLD
Property Type	Residential
Property ID	302
Land Area	1,112.00 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

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



available, has been cultivated back to natural grass country past 13 years. Majority contoured.

TIMBER: White Box & Kurrajong.

WATER: 1 Bore approx. 140m (460') in depth, rated at approx. 9,092Ltr (2,000gal) per hour, equipped with electric submersible pump to 13,638Ltr (3,000gal) tank reticulating to 6 troughs. 17 Dams.

RAINFALL: 700mm (28") p.a.

FENCING: Boundary: Rabbit netting and hingejoint & barb. All in good order. Subdivided into 13 paddocks. All in good order.

IMPROVEMENTS: Weatherboard 2 bedroom home plus sleepout. Electric kitchen, large living area with wood heater. Tiled bathroom, separate toilet, laundry. Back verandah, separate covered BBQ area. Cool room & store room. 14.4m x 7.2m workshop & double carport. 31,823Ltr (7,000gal), 22,730Ltr (5,000gal) & 13,638Ltr (3,000gal) rain water tanks. 5 x dog runs.

MACHINERY SHED: 24m x 9.6m Machinery shed, enclosed on 3 sides. 13m x 9m machinery skillion attached to bulk grain shed.

GRAIN STORAGE: 13m x 8m Bulk grain shed. 2 x 40 Tonne, 1 x 6 Tonne, 1 x 7 Tonne & 1 x 5 Tonne all cone base silos. Mouse-proof feed shed.

WOOLSHED: 2 Stand Cooper overhead gear driven by an electric motor.

STOCK YARDS: Steel panel with covered RPM crush area, calf marking cradle. Ram shed.

CARRYING CAPACITY: 150 Breeders plus 120 Ewes.

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.