



GLEN ALPIN

AREA: 133.55ha (330ac) Freehold. Inverell Shire Council Rates: \$860.00p.a. Northern Tablelands LLS: \$209.37p.a.

SITUATION: 20km from Inverell, 4km from Tingha.

SERVICES: Power. Phone. School bus at front gate. Primary schools at Gilgai & Inverell, & secondary schools at Inverell. Air & rail 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 & monthly store cattle sales. Export abattoir at Inverell. 3 major feedlots in the Inverell area. Inverell is one of the major shopping & service centres of Northern NSW.

COUNTRY: Undulating.

ALTITUDE: 760m - 820m ASL.

SOIL: Trap & granite approx. 50/50.

ARABLE AREA: 8.09ha (20ac). However, 40.47ha (100ac) available.

PASTURE DEVELOPMENT: Supered. Approx. 20.23ha (50ac), the last 2 years.

TIMBER: Yellow box, apple gum.

WATER: Extremely good water from Copes Creek. 3 dams, 1 equipped with a Honda firefighter motor pumping to 5000gal tank, reticulating to gardens.

IRRIGATION: 2.02ha (5ac) unlimited. Lister motor, numerous aluminum

🛏 4 🚿 2 🚌 7

Price SOLD for \$694,000

Property Type residential

Property ID 319

Agent Details

Wally Duff - 0427546146

Office Details

Rex Daley Realty
110 Byron Street Inverell NSW 2360
Australia
02 6722 5500

rdr.
rex daley realty.

pipes & sprays.

RAINFALL: 803.9mm (31inch) p.a. – Statistics from Bureau of Meteorology.

FENCING: Boundary: New 4 & 5 barb, balanced hinge joint & plain wire with barb. Subdivision: 6 paddocks. Mostly hinge joint.

IMPROVEMENTS: 500m² Double Brick homestead comprising 4 spacious bedrooms. Master bedroom with large ensuite. All bedrooms with built-ins. Modernised kitchen with timber cupboards. Large gas & electric stove, dishwasher. Family room with wood heater. Separate formal lounge/dining room. Tiled bathroom with bath & separate shower recess, separate tiled laundry. Large front & back verandas, gauzed in gazebo & BBQ area. Beautifully established gardens with watering system. Double garage, carport for 4 cars. Plus separate carport with cool room & industrial meat saw. 52,992ltr (14,000gal) rainwater tank.

MACHINERY SHED: 30m x 11m roof only. 12mm x 9m enclosed on 3 sides. 12m x 8m.

WOOLSHED: 2 stand electric overhead gear. Wool table & press. 22,730ltr (5,000gal) rainwater tank.

STOCKYARDS: Steel sheep yard, loading ramp .Steel cattle yards, head bale & loading ramp.

OTHER IMPROVEMENTS: 6m x 4m spray booth, down draft (needs 3 phase generator). 32 bird aviaies, plus 16 suspended bird aviaries.

CARRYING CAPACITY: 30 cows & calves.

OTHER ITEMS: Tractor, disc plough, 3 PL scarifier, old offset dick, slasher, 9 foot rotary hoe.

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.