


# 1822 The Pocket Road, Pindaroi







## GLENBROOK SOUTH

AREA: 373 ha (921.70 ac) Freehold.

Inverell Shire Council Rates: $936.00p.a. Northern Tablelands LLS.

SITUATION: 50km from Inverell, 35km from Ashford, 18km from Bukkulla, 7km from Pindari Dam – perfect location to spend your weekends fishing, boating and camping.

SERVICES: Phone. Primary and Secondary schools at Ashford & Inverell. Air and rail services from Inverell to Brisbane & 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 to hilly.

SOIL: Trap.

ARABLE AREA: Approx. 50% cleared, 20% semi-open & remainder heavy timbered.

TIMBER: Ironbark, Pine, Gum & Tea Tree.

WATER: 11 dams (4 desilted), 3 water tanks & access to Dingo creek running through the property.

RAINFALL: 727mm (28 inch) p.a.

FENCING: Divided into 11 paddocks with goat fencing. 95% new internal &

1 1 373.00ha

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| **Price** | SOLD for $470,000 |
| **Property Type** | Residential |
| **Property ID** | 339 |
| **Land Area** | 373.00 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

boundary ringlock fencing.

IMPROVEMENTS: Old 1 bedroom home - currently unused. 2 room hut. Meat house. Old storage shed. 14m x 9m colourbond shed with kitchenette powered by generator.

3kw solar system – off the grid.

WOOLSHED: 2 stand shearing shed – currently unused.

STOCK YARDS: Steel sheep & goat yards with ramp.

CARRYING CAPACITY: 300 sheep & 250 goats.

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.