

Sold



45 Willowie Road, Graman



## REDBANK

AREA: Approx. 680 ha (1680.32 ac).

Inverell Shire Council Rates: \$3,092 p.a. Northern Tablelands LLS: \$565.90.

SITUATION: 9 km from Graman, 22km from Ashford, 53km from Inverell.

SERVICES: Phone. Mail 2 times per week. Primary and Secondary schools at Ashford & Inverell. Air and rail services from Inverell to Brisbane & Armidale/Tamworth/Moree to Sydney. Saleyards at Inverell, being the 6<sup>th</sup> 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. Altitude: 520m-580m ASL.

SOIL: 242.811ha (600ac) of black soil & 404.89ha (1000ac) of granite.

ARABLE AREA: 210.44ha (520ac) basalt, 121.406ha (300ac) granite.

TIMBER: White box, apple, black pine & cypress pine.

WATER: 4 dams. 2 bores – both equipped 1 at 60ft 250 gal/hr the other 100ft cased 3000 gal/hr. 12 troughs. Permanent water from Red Bank Creek.

RAINFALL: 711mm (28inch) pa.

FENCING: Stock proof. Divided into 20 paddocks.

MACHINERY SHED: 2 x 50tonne cone base silos. 9m x 18m x 4m lock-up 3

680.00 ha

Price	SOLD
Property Type	Residential
Property ID	366
Land Area	680.00 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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



bay shed with large skillion.

WOOLSHED: 3 stand wool shed.

STOCK YARDS: Steel & timber sheep & cattle yard combination.

CARRYING CAPACITY: 160 cows & calves, 1,600 DSE.

PRODUCTION CAPACITY: 331.842ha (820ac).

OTHER: 3 phase generator available to purchase - \$6,000. Some sheep can be purchased - 18.5micron ewes.

\* Photos taken in drought conditions \*

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