







3 BEDROOM HOME ON 1,118HA

3 | 1 | 11 | 1,118.00ha

AREA: 1,118 ha (2,761 ac) Freehold.

Inverell Shire Council Rates. Northern Tablelands LLS.

SITUATION: 12km North of Delungra, 45km West of Inverell.

SERVICES: Power. Phone. Primary schools at Delungra & Inverell and Secondary schools at Inverell. School bus at front gate. Air and rail services from Inverell to Brisbane & Armidale/Tamworth/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: Flat to hilly.

ALTITUDE: Approx. 460m-600m ASL.

SOIL: Black basalt, Granite.

ARABLE AREA: Approx. 161.9ha (400ac).

PASTURE DEVELOPMENT: 80.94ha (200ac) of cowpeas sown. 16.19ha (40ac) of sorghum.

TIMBER: Box, Iron bark, Cypress pine, Gum.

RAINFALL: 746mm (29inch) p.a.

WATER: 10 dams, springs, semi-permanent creek frontage.

Price	SOLD
Property Type	Residential
Property ID	418
Land Area	1,118.00 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

FENCING: Mixed fencing, fair to very good condition. Approx. 10km new fencing. Divided in 28 paddocks.

IMPROVEMENTS: Well-maintained 3 bedroom weatherboard home with open plan lounge, dining and kitchen. Kitchen comprising of electric stove, double stainless steel sink, ample storage and reverse cycle air conditioning. Lounge room contains ceiling fan and wood heater. Terrace. Double garage and 9 carports. Established cottage-style gardens.

MACHINERY SHED: 2 machinery sheds. Various storage sheds. Hay shed. 3 cone base silos.

WOOLSHED: Woolshed in good condition.

STOCK YARDS: Timber sheep yards.

CARRYING CAPACITY: 2500 DSE.

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.