

Sold



1178 Moredun Dams Road, Inverell



STRATHMORE

1178 Moredun Dams Road, NEW VALLEY NSW 2365

AREA: 610 ha (1,507 ac) Freehold.

Armidale Shire Council Rates. Northern Tablelands LLS.

SITUATION: 41km from Guyra, 47km from Inverell.

SERVICES: Power. Phone. Mail 3 times per week. Primary and Secondary schools at Guyra and Tingha. Air and rail services from Inverell to Brisbane & Sydney, 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: Undulating. Altitude: Approx. 1100-1200m ASL.

SOIL: Trap and Granite.

ARABLE AREA: 32.7ha (80ac).

TIMBER: Stringy bark, Apple and Gum. 283.28ha (700ac open country).

WATER: 17 dams, mostly spring fed.

RAINFALL: 965mm (38inch) p.a.

FENCING: In good to new condition. Divided into 11 paddocks.

IMPROVEMENTS: 4 bedroom home containing electric kitchen, 1 bathroom

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Price	SOLD
Property Type	Residential
Property ID	492
Land Area	610.00 ha

Agent Details

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Office Details

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and 2 wood heaters. New 12m x 9m Colourbond shed with electric roller door, plus skillion with power. 3 dog kennels with water system. Chook yards. 42,000 litre rainwater tank. 20tonne cone base silo.

MACHINERY SHED: Large lock-up machinery shed with workshop and power. Machinery loading ramp.

WOOLSHED: 4 stand shearing shed with wool table, press + undercover yards and race.

STOCK YARDS: Steel cattle yards with loading ramp and head bale.

CARRYING CAPACITY: 100 cows and calves. 1500 DSE.

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