

Sold



## OLD AUBURN VALE

AREA: 302 hectares (745.94ac)

Inverell Shire Council Rates: \$3,044.00 p.a.  
LLS Northern Tablelands: \$

SITUATION: 10kms West of Inverell

SERVICES: Single Phase Power, 3 Phase High Voltage available. Phone. Broadband Internet. Mail 5 times per week. School bus at front gate with 3 Primary and 2 secondary schools at Inverell. Air services, Armidale or Moree to Sydney. Saleyards at Inverell, being the 6th largest selling centre in the state, weekly fat cattle & sheep sales, monthly store cattle sales. Export abattoir at Inverell. Inverell is one of the major shopping and service centres of Northern NSW.

COUNTRY: Gently rolling to undulating. Rich black basalt, small area of red basalt and trap.

ALTITUDE: 610m- 670m

ARABLE AREA: Approx. 32ha

TIMBER: White and Yellow Box. Apple.

5 1 302.00 ha

Price	SOLD
Property Type	Residential
Property ID	55
Land Area	302.00 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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

**rdr.**  
real estate

WATER: Auburn Vale Creek, 2 spring fed creeks, 1 dam, 1 bore 24 meters equipped with electric submersible pump. 3x tanks with reticulation system to troughing, and to house for the gardens.

RAINFALL: 750mm (30inches)

FENCING: Boundary is a combination of hinge joint, ring lock, rabbit netting and plain wire. Very Good Order. Property divided into 9 paddocks, hinge joint and barb. Strainers are cemented steel and timber, very good order.

IMPROVEMENTS: Gracious, tastefully renovated Weather Board 3 bedroom Homestead all with built in wardrobes. Formal lounge / Dining room with oil heater, electric kitchen, family room with wood heater, ceiling fully insulated. Beautiful spacious verandahs with ample room for entertaining and dining. 53000 ltr (14000gal) rain water tank. Single garage and a double lock up garage. Chook shed and a productive vegetable patch.

COTTAGE: Weather Board 2 bedroom cottage, all electric.

SHEDS: Machinery shed enclosed on 3 sides. Saddle Shed.

GRAIN STORAGE: Grainery

WOOLSHED: 3 stand (no sheepyards)

CATTLE YARDS: Steel, concreted race, Warwick crush, loading ramp.

CARRYING CAPACITY: Owner estimates 110 cows and calves, with oats for winter feed.

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