

Sold



874 Gournama Road, Warialda



GLENROCK

AREA: 463.2 ha (1,144 ac) Freehold.

Gwydir Shire Council Rates: \$3,448.35p.a. Northern Tablelands LLS.

SITUATION: 23km from Warialda, 30km from Delungra, 61km from Inverell.

SERVICES: Power. Phone. Primary and Secondary schools at Warialda. 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: 440m-520m ASL.

SOIL: Black basalt and some lighter country.

ARABLE AREA: 323.75ha (800ac).

PASTURE DEVELOPMENT: Banbatsi Panic, Purple Pigeon, Floren bluegrass, Sceptre Lucerne, Arrowleaf Clover, Snail Medic clover, Lucerne. Has previous fertiliser history.

TIMBER: White box.

WATER: 8 dams, 14 troughs, frontage on Mosquito Creek. 60,000gallon rainwater tank, 3 x 7,000gallon rainwater tanks. 1 bore pumping 1300gallons/hr. 1 bore equipped with windmill & solar pump. 1 well

2 1 463.20 ha

Price	SOLD
Property Type	Residential
Property ID	562
Land Area	463.20 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

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



equipped with windmill & solar pump.

RAINFALL: 700mm (28inch) p.a.

FENCING: Fencing in good condition. Subdivided into 15 paddocks with laneway systems.

IMPROVEMENTS: Older cottage with power.

MACHINERY SHED: 12m x 8m lock-up shed with power. 3 x 90 tonne silos.

WOOLSHED: Old shearing shed with power.

STOCK YARDS: 2 sets of cattle yards.

CARRYING CAPACITY: 200 cows and calves were running before drought.
Property has been destocked and has a full body of feed.

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.