







GLENROCK

2 1 463.20ha

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

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

Agent Details

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Office Details

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rdr. rural district residential real estate

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.

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