

Sold

Inverell **r.**



ESSENDEAN PARK

AREA: 226.72 hectares (560ac) Freehold

Inverell Shire Council Rates: \$3548.37 p.a.
LLS Northern Tablelands:

SITUATION: Approx. 10 minutes south/west of Inverell. Approx. 10 kms to Copeton Dam. Property fronts the Auburn Vale road and Fox's Lane, access available from both roads.

SERVICES: Three Phase Power. Phone. Mail 5 times per week. School bus at front gate, Primary and secondary schools at Inverell. Air and rail 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: Undulating with creek flats. Rich self-mulching black basalt soil.

ALTITUDE: 630m to 670m ASL

ARABLE AREA: approx. 40 hectares (100ac) currently worked, approx. another 140 hectares (350ac) could be cultivated as it has been previously worked, and is contoured.

 1  1  226.72ha

Price	SOLD
Property Type	Residential
Property ID	57
Land Area	226.72 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

TIMBER: White and Yellow Box

IRRIGATION: 4 hectares (10ac)

WATER: Auburn Vale Creek, 1 dam, TOWN WATER connected for stock use only.

RAINFALL: 750mm (30inches)

FENCING: Hinge Joint and netting, fair to good order. Subdivided into 16 paddocks - hinge joint and electric - in good order.

IMPROVEMENTS: Old house, unoccupied.

SHEDS: Steel frame 18m x 10m machinery shed

FODDER STORAGE: Steel Frame Hay Shed, Good Order

WOOLSHED: 1 stand, electric.

CATTLE YARDS: Steel yards with head bale trough.

CARRYING CAPACITY: Owner estimates 100 breeders.

AGENT COMMENTS: Essendean Park has rich self mulching black soils. Water is a feature on this property with the Auburn Vale Creek and Town Water available for livestock use. This property is an ideal fattening and trading block, with The Inverell Sale Yards approx. 12kms from the property. It is only approx. 10kms to Copeton Dam from the front gate, where you can enjoy Water Skiing, fishing and camping. There is a magnificent building site over-looking the creek. Don't be second to inspect this beautiful property.

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.