

Sold

1223 Karoola Road, Inverell



## MONA LISA

AREA: 115.47 ha (285 ac) Freehold.

Inverell Shire Council Rates: \$1,067.16p.a. Northern Tablelands LLS.

SITUATION: 10km from Graman, 15km from Ashford, 52km from Inverell.

SERVICES: Power. Phone. Primary and Secondary schools at Inverell & Ashford. Air and rail services from Inverell to Brisbane & Sydney, Armidale/Tamworth/Moree to Sydney. Saleyards at Inverell, being the 6<sup>th</sup> 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: 495-520m ASL.

SOIL: 70% Trap, 20% Granite, 10% Basalt.

ARABLE AREA: 60ha (150ac).

TIMBER: Apple.

WATER: 3 dams, 8 troughs, 4km of double Macintyre River frontage, 72 megalitre unregulated Macintyre River water licence with 3 separate lines. 5,000gallon rainwater tank.

RAINFALL: 756mm (29inch) p.a. (eldersweather.com.au)

FENCING: 90% new ringlock fencing with 3 lane ways. Subdivided into 14 paddocks.

 10  4  115.47 ha

Price	SOLD
Property Type	Residential
Property ID	607
Land Area	115.47 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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24 Otho St Inverell, NSW, 2360  
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real estate

IMPROVEMENTS: 4 cottages, all of Besser Block construction and in need of renovation.

Cottage 1: 2 bedrooms, lounge with wood heater.

Cottage 2: 3 bedrooms, 1 bathroom. Wood heater in lounge.

Cottage 3: 3 bedrooms, 1 bathroom.

Cottage 4: 2 bedrooms.

MACHINERY SHED: Large machinery shed with power.

STOCK YARDS: Steel cattle yards with vet crush. Small sheep yards.

CARRYING CAPACITY: 40 cows or 300 ewes.

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