

Sold



739 New Valley Road, Inverell



## BOW RIVER

AREA: 266.4ha (670 ac) Freehold.

Inverell Shire Council Rates. Northern Tablelands LLS.

SITUATION: 7km from Tingha, 34km from Inverell.

SERVICES: Power. Phone. Satellite NBN. Primary schools in Tingha & Inverell and Secondary schools at Inverell. Air and rail services from Inverell to Brisbane & 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: 835-410m ASL.

SOIL: Loamy Granite.

ARABLE AREA: 60ha (150ac) cultivation.

TIMBER: Apple, Gum, Stringy Bark.

WATER: 3 dams (1 being spring fed) and permanent water from Darby's Creek frontage with large water holes – had water throughout drought.

RAINFALL: 805mm (31inch) p.a. [www.eldersweather.com.au](http://www.eldersweather.com.au)

FENCING: Fenced into 8 paddocks.

IMPROVEMENTS: 3 bedroom house – electric kitchen, dining room, lounge room with wood heater and reverse cycle air conditioner. All 3 bedrooms

5 2 266.40ha

Price	SOLD
Property Type	Residential
Property ID	638
Land Area	266.40 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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**rdr.** rural district residential  
real estate

with built-in robes & main bedroom with reverse cycle air conditioner. 2 x 5,000gallon rainwater tank.

2 bedroom cottage – new carpet and flooring, fully insulated, wood heater, modern kitchen with gas cook top and electric oven. 6,000gallon rainwater tank.

19m x 8m lock-up shed with 6,000gallon rainwater tank.

STOCK YARDS: Timber & steel cattle yards with head bale.

CARRYING CAPACITY: 55 cows and calves.

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