

3674 Cobbadah Road, Bingara







ORANGE GROVE

AREA: 1,244.87 ha (3,076 ac) Freehold.

Gwydir Shire Council Rates. Northern Tablelands LLS.

SITUATION: 25km from Bingara, 35km from Barraba, 85km from Inverell, 136km from Tamworth.

SERVICES: Power. Phone. Satellite Internet. Primary and Secondary schools at Bingara & Barraba. Air and rail services from Inverell to Brisbane & Armidale/Tamworth/Moree to Sydney. Saleyards at Tamworth, weekly fat cattle sales, weekly sheep sales and fortnightly store cattle sales. Export abattoir at Tamworth. Inverell & Tamworth are two of the major shopping and service centres of Northern NSW.

COUNTRY: Undulating to hilly. Altitude: Approx. 490m-670m ASL.

SOIL: 80% Red Basalt, 20% Trap.

PASTURE DEVELOPMENT: Tropical grass, Lucerne, Clover. 60 years of Super history.

ARABLE AREA: 283ha (700ac).

TIMBER: White box, Iron bark, Apple, Kurrajong.

WATER: Very good water. 20 dams. Permanent water from Andersons Creek & 5km double frontage of Halls Creek. 3 equipped bores, 1 electric, 2 solar & 1 solar pump on Andersons Creek. All reticulate through property. 4,000-10,000 gallon rainwater tank.

3 1 3 1,244.00ha

Price	SOLD
Property Type	Residential
Property ID	645
Land Area	1,244.00 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

RAINFALL: 750mm (29inch) p.a.

FENCING: Good to new condition. Boundary: netting. Electric fences throughout. Laneway systems to yards.

IMPROVEMENTS: 3 bedroom brick veneer home with updated kitchen, lounge, dining, office and built-in robes in all bedrooms. Wood heating and reverse cycle air conditioning. Gauzed-in entertainment area with spa. Terracotta tile roof. Well shaded & established house yard with easy to maintain lawn. 5kw solar system connected to home & goes back to the grid. 3 bay garage plus 2 bay 6m x 9m (20ft x 30ft) workshop.

MACHINERY SHED: 18m x 9m Machinery shed with 13m x 6m skillion. 18m x 12 m Hay shed.

WOOL SHED: 2 stand electric shearing shed with 2 skillions, wool table and press. Quick fill water outlet.

STOCK YARDS: Very good steel cattle yards with undercover RPM vet crush, concrete race, calf marking race, water and B-Double truck access.

CARRYING CAPACITY: 300 cows and calves. Vendors have regularly run 200 breeders and 400 feeder cattle, ranging from supplement calves to supermarket specifications. 200ha (500ac) of farming.

OTHER: 500m agricultural air strip to aerially spread fertiliser.

Disclaimer: All information contained is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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.