

3674 Cobbadah Road, Inverell







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	646
Land Area	1,244.00 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

RDR Real Estate
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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.

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