

Sold



1764 Michells Lane, Inverell



## NOONGAH

AREA: 1,275 ha (3,150 ac) Freehold (excluding Road).

Gwydir Shire Council Rates. North West LLS.

SITUATION: 25km from Bingara, 34km from Delungra, 65km from Inverell.

SERVICES: Power. Phone. Mail 3 times per week. Primary and Secondary schools at Bingara & 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: Hilly to undulating. Altitude: 520-650m ASL.

SOIL: Mixed Basalt & Trap.

PASTURE DEVELOPMENT: Fertilised pre-drought, clover & medics, Seaton Park sub clover.

ARABLE AREA: 80ha (198ac) contoured country.

TIMBER: Ironbark, Kurrajong, White box, Yellow box, Apple.

WATER: 17 dams. Electric bore. Spring fed water hole with solar - had water through drought.

RAINFALL: 786mm (30inch) p.a. (eldersweather.com.au)

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Price	SOLD
Property Type	Residential
Property ID	651
Land Area	1,275.00 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

FENCING: Stock-proof to new. Subdivided into 13 paddocks.

IMPROVEMENTS: 3 bedroom weatherboard homestead with high ceilings and polished timber floors throughout. Large lounge room with open fire opens out to the verandah through timber French doors. Timber kitchen with dishwasher. Enjoy picturesque views from the dining area. Home office + sleepout. Electric and wood stove hot water. 3 x 5000gallon rainwater tanks at house.

MACHINERY SHED: 24m x 12m new 3 bay shed, 1 bay with concrete floor & 55,000litre rainwater tank.

WOOL SHED: Unequipped shearing shed with 110,000litre tank reticulating to 15 troughs, 7km of 50mm blueline poly.

STOCK YARDS: 200 head steel cattle yards with RPM vet crush, calf marking race and cradle. Water in yards. B-Double access.

CARRYING CAPACITY: 300 cows and calves, selling calves as weaners and keeping replacement heifers.

ADDITIONAL: 650m agricultural air strip.

Available to purchase: 60 mixed sex yearling Brangus

70 Brangus cows with marked calves at foot

55 cows due to autumn calve.

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