

Sold



450 Mclachlans Lane, Inverell



## MARTIN VALE

AREA: 169.7 ha (419 ac) Freehold.

Inverell Shire Council Rates: \$904.00. Northern Tablelands LLS.

SITUATION: 15km from Inverell.

SERVICES: 3 phase power. Phone line available. Mail 2 times per week. Primary 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: 680-750m ASL.

SOIL: Granite & red soils.

PASTURE DEVELOPMENT: Approx. 65ha (160ac) of open country, the rest is heavily timbered.

TIMBER: Stringy bark, Gum, Yellow box.

WATER: 10 dams. 1 unequipped well, 1 equipped well. Very good water.

RAINFALL: 711mm (28inch) p.a.

FENCING: Boundary: Stockproof to new. Subdivision: Stockproof & divided into 8 paddocks.

IMPROVEMENTS: 2 bedroom cottage with sleepout, electric kitchen with

2 1 4 169.70 ha

**Price** SOLD for \$450,000

**Property Type** Residential

**Property ID** 680

**Land Area** 169.70 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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24 Otho St Inverell, NSW, 2360  
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wood stove, lounge with wood heater, large bathroom, laundry and sunroom. Approx. 1,000gallon rainwater tank.

MACHINERY SHED: 20m x 12m machinery shed with power. 18m x 12m honey shed with concrete floor and power. Garden shed.

STOCK YARDS: Steel cattle yards with crush.

CARRYING CAPACITY: 30 cows and calves.

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