








## MARTIN VALE

2 1 4 169.70ha

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 6th 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

| | |
|---|---|
| **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

RDR Real Estate
24 Otho St Inverell, NSW, 2360
Australia
02 6722 5500

rdr. rural district residential real estate

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.

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.