







KEMPTON PARK

4 1 3 133.20ha

AREA: 133.2 ha (330ac) Freehold.
Plus adjoining 259ha (640ac) available to Lease or Purchase.

Inverell Shire Council Rates: approx $1,684.00p.a.
Northern Tablelands LLS: approx $198.00p.a.

SITUATION: 25km north west from Inverell.

SERVICES: Single phase power. Phone. 1.3kms to School bus, primary & secondary schools at Inverell. Mail three times per week. Air and rail Armidale or Moree to Sydney. Saleyards at Inverell, being the 6th largest selling centre in the state, weekly fat cattle & sheep sales, monthly store cattle sales. Export abattoir at Inverell. Inverell is one of the major shopping and service centres of Northern NSW.

COUNTRY: Gently undulating. Rich Black Basalt soil.

ALTITUDE: 645m to 670m.

ARABLE AREA: 101.21ha (250ac) available.

PASTURE DEVELOPMENT: Approximately 24.29ha (60ac) Barley, 24.29ha (60ac) Oats, 16.19ha (40ac) Fallow, balance grass country with clover mix.

Price	SOLD
Property Type	Residential
Property ID	71
Land Area	133.20 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

RDR Real Estate
24 Otho St Inverell, NSW, 2360
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rdr. rural district residential real estate

TIMBER: White Box, Kurrajong and Apple.

WATER: Well 16.9m (55ft) deep with submersible pump, pumping to 2 x 22,500ltr tanks reticulating to 4 stock troughs and house yard. 7 dams.

RAINFALL: 800mm (32inches).

FENCING: Boundary: Barb, 2 plain and 1 electric, netting (new to good). Subdivided into 8 paddocks with lane way to yards. Hinge Joint, Barb and Plain and electric. All in good order.

IMPROVEMENTS: Weather Board 4 bedroom home, all built ins, open lounge/dining area with wood heater and featuring Cyprus pine lined ceiling. Kitchen has been modernized, electric hot plates and electric wall oven, tiled 3 way bathroom. Laundry with second toilet. Large gauzed in Barbeque, entertaining area. In-ground salt water pool with approximately 180,000ltr rain water tank. Double garage and single carport. Bird Avery. Orchard and vegetable patch.

MACHINERY SHED: 1 x 10.7m x 9.2m enclosed on 3 sides, half concrete floor and work bench. 1 x 9.2m x 6.1m enclosed on 3 sides. 1 x 18.4m x 12.3m enclosed on 3 sides.

GRAIN STORAGE: 1 x 20 ton cone base silo.

HAYSHED: 1 x 12m x 7.5m enclosed on 3 sides.

CATTLE YARDS: New steel cattle yards (150 head). Steel and timber cattle yards.

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