



Inverell



## ROCKLEIGH STATION

AREA:1,483.3.ha (3,664ac) unrestricted freehold or as 2 lots (approx. areas).

Inverell Shire Council Rates: \$5,600.00p.a.  
LLS Northern Tablelands:

SITUATION: 25kms east of Inverell on Kings Plains Road, 50kms west of Glen Innes

SERVICES: 3 Phase Power. Phone. Broadband Internet. Mail 3 times per week. 1km to school bus with 3 Primary and 2 secondary schools at Inverell. Air services, Armidale, Moree and 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: Undulating with some timbered, approx. 255.06ha, (630ac) arable and contoured. Good Black Basalt (some red) 65%, trap 15% and timbered 20%.

ALTITUDE: 740m to 868m ASL. 29degrees 42,S, 151degrees 20,E.

PASTURE DEVELOPMENT: Whole property has been managed as cell grazing operation, good cover of Native pasture including Paspalum, Summer Grass, Wallaby, Danthonia, Kikuyu and Red Clover, Recently sown

1 1 1,483.30 ha

Price	SOLD
Property Type	Residential
Property ID	9
Land Area	1,483.30 ha

### Agent Details

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### Office Details

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101.2ha (250ac) Sardi 5 Lucerne.

TIMBER: Yellow Box, White Box, Apple, Gum on open country, some stringy timbered country.

WATER: Well watered by troughs, 35 dams (8 large dams), springs and 3 creeks. Large Spring Fed Dam equipped with electric motor and mono pump, pumping to 45,000ltr tank and reticulating to troughing.

RAINFALL: 810mm (32 inches) 802mm av Inverell Research Weather Station.

FENCING: Boundary; Netting and Hinge joint, mostly good, some new. Subdivision; 25 paddocks with Hinge joint, barb wire and electrified plain wire, mostly good, some new.

IMPROVEMENTS: Homestead, 220m<sup>2</sup>, 4 bedrooms, weather board home, near new kitchen and bathroom, freshly repainted, gardens, tennis court, inground swimming pool.

SHEDS: 18.5m x 18.5m, half concrete workshop, half machinery, chemical shed, 12.3m x 12.3m.

HAY SHED: 9.2m x 6.1m.

GRAIN STORAGE: 12.3m x 6.1m Bulk Grain Shed, concrete floor (150tonne). 2 x 50 tonne cone base silos.

CATTLE YARDS: Timber cattle yards, mesh and steel panel including stock and calf crush, can hold 800 head.

SHEEP YARDS: Galvanised metal sheep yards, including bugle force yard, draft gates, work race, 6 yards and force race up to wool shed.

WOOLSHED: 3 stand, good inside and under shed yards.

CARRYING CAPACITY: Approximately 8,000 DSE or 540 breeders

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