

Lot 1 Elsmore Road, Inverell







WIDE OPEN SPACES

AREA: 198.8 ha (469 ac) Freehold.

Inverell Shire Council Rates: $1,596.63 p.a. Northern Tablelands LLS.

SITUATION: 15km from Elsmore, 30km from Inverell, 33km from Tingha, 55km from Guyra.

SERVICES: Power available. Mobile phone service available. Primary and Secondary schools at Inverell. School bus at front gate. 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 to hilly. Altitude: 800m - 940m ASL.

SOIL: Two-thirds Basalt, one-third Trap.

ARABLE AREA: 20ha (50ac).

TIMBER: White box & Stringy bark.

WATER: 11 dams, 6 spring fed. Bore permit for stock and domestic. 5,000gallon rainwater tank.

RAINFALL: 800mm (31inch) p.a.

FENCING: Boundary & subdivision in good to new condition. 7 paddocks.

MACHINERY SHED: 18m x 12m new shed with closed-in lock-up workshop.

3 198.80ha

Price	SOLD
Property Type	Residential
Property ID	912
Land Area	198.80 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

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

rdr. rural district residential real estate

STOCK YARDS: 80 head steel cattle yards with covered vet crush and scales.

Steel sheep yards.

CARRYING CAPACITY: 85-90 cows.

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