



## Gragin Boundary Road, Delungra



### LOCH LEVEN

AREA: approx. 344.93 ha (approx. 852 ac) Freehold.

Gwydir Shire Council Rates. Northern Tablelands LLS.

SITUATION: approx. 16km from Delungra, 50km from Inverell.

SERVICES: Single phase power. Mobile phone coverage. Mail 3 times per week. Primary and Secondary schools at Inverell & Warialda. Air and rail services from Inverell to Brisbane & 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: 510m – 610m ASL.

SOIL: Black basalt.

ARABLE AREA: 229ha (565ac) of Barley sown.

TIMBER: White box.

WATER: Bore with solar pump reticulating to 4 x 5,000gal tanks and 9 troughs. 3 dams.

RAINFALL: 792mm (31inch) p.a.

FENCING: Boundary and subdivision fencing in good to new condition, 10 paddocks.

MACHINERY SHED: 30m x 14m machinery shed with 2 x 5,000gal tanks

📏 344.93 ha

<b>Price</b>	\$2,900,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1066
<b>Land Area</b>	344.93 ha

#### Agent Details

Wally Duff - 0427 546 146

#### Office Details

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



GRAIN STORAGE: 95 tonne grain storage in cone base silos.

STOCK YARDS: Steel cattle yards with undercover vet crush, scales, water trough.

PRICE: Expressions of Interest.

All offers are to be submitted in writing to [wally@rdrealestate.com.au](mailto:wally@rdrealestate.com.au) or 24 Otho St, Inverell.

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