



213 Mclachlans Lane, Inverell

rdr. real estate



## HOLMWOOD - IRRIGATION & CROPPING

AREA: 257.57 ha (636 ac) Freehold.

Inverell Shire Council. Northern Tablelands LLS.

SITUATION: 11km from Inverell.

SERVICES: Power. Phone. Primary and Secondary schools at Inverell. 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: 610m - 700m ASL.

SOIL: Basalt and Granite.

PASTURE DEVELOPMENT: Vetch and Phalaris.

ARABLE AREA: 70% of property is arable, being 180ha (445ac). Sown 80ha (200ac) of clean fill barley and 100kg/ha of fertiliser under it.

TIMBER: White Box and Yellow Box.

WATER: 3km Macintyre River frontage and large water holes.

140megalitre river irrigation licence with 3 pivot points, each being approx. 8ha.6 inch mains.

4 tower pivot with diesel pump on river. 5 dams. 5 troughs. Stock and domestic from river.

3 1 257.57 ha

Price	\$3,390,000
Property Type	Residential
Property ID	1087
Land Area	257.57 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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24 Otho St Inverell, NSW, 2360  
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75,000L rainwater storage.

RAINFALL: 786mm (31inch) p.a.

FENCING: Good condition. Fenced into 16 paddocks.

IMPROVEMENTS: 3 bedroom cottage with reverse cycle air conditioning and great entertainment area.

Building entitlement. Ready to build your new home and enjoy magnificent views.

MACHINERY SHED: Workshop machinery shed with 3 phase power and concrete floor.

Large hay/machinery shed with power.

GRAIN STORAGE: 3 x 55tonne silos with aerators.

STOCK YARDS: Steel cattle yards.

COMMENTS: This property has previously run as a successful dairy, milking 140 cows + replacements, utilising cropping and irrigation. Subdivision potential.

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