



2479 Kings Plains Road, Inverell

rdr. realestate



GRAZING, SAPPHIRE MINING & FOSSICKING PROPERTY

"Billabong Blue" is a long established sapphire-producing mine, gem fossicking and agricultural property.

AREA: 512.4 ha (1,266 ac) Freehold. Sapphire mining lease also available.

Inverell Shire Council. Northern Tablelands LLS.

SITUATION: 26km from Inverell, 50km from Glen Innes.

SERVICES: Power. Phone. Primary and Secondary schools at Inverell. School bus at front gate. Mail delivery 3 times per week. Air services from Inverell & Armidale to Brisbane & Sydney. Rail services from Uralla, Armidale, Tamworth. 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 areas. Altitude: 720m – 800m ASL.

SOIL: Basalt and granite.

ARABLE AREA: 60ha (150ac) currently, 80ha (200ac) available.

PASTURE DEVELOPMENT: Natural clovers and grasses.

TIMBER: Stringy bark, Iron bark, Gum, White box. 121ha (300ac) clearing certificate approved.

WATER: 12 dams, Frazers Creek and Horse Gully frontage. Stock and

🛏 2 📶 1 🚗 2 📄 512.40 ha

Price	\$2,250,000
Property Type	Residential
Property ID	1127
Land Area	512.40 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

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02 6722 5500

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domestic bore.

RAINFALL: approx. 757mm (29inch) p.a.

FENCING: New to stockproof. 7 paddocks.

IMPROVEMENTS: 2 bedroom cottage with office. Fossicker's reception/office.

MACHINERY SHED: 15m x 10m 3 bay machinery shed with steel frame.

WOOLSHED: Old woolshed.

STOCK YARDS: Steel and timber cattle yards.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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