



929 Fairford Road, Warialda

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## FAIRFIELD

AREA: 893.2 ha (2,207 ac) Freehold.

Gwydir Shire Council Rates: \$5,360 p.a. North West Slopes & Plains LLS: \$990.94

SITUATION: 12km from Warialda, 39km from Delungra, 54km from Bingara, 71km from Inverell, 65km from Pallamallawa, 92km from Moree.

SERVICES: Power. Phone. Primary and Secondary schools at Warialda. Mail delivery 3 times per week. Air services from Inverell & Moree to Brisbane & Sydney. Rail services from Moree, 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: Flat to hilly. Altitude: 400m – 525m ASL.

SOIL: Black basalt, red loam, some lighter soils.

ARABLE AREA: 202ha (500ac) arable, 137.6ha (340ac) cultivation.

TIMBER: White box, Iron bark, Cypress pine.

WATER: 3 dams. 3 bores (1 equipped) to house and troughs, all approx. 240ft deep. Approx 22,000L rainwater tank storage. Watered by Mosquito and Gugumburra Creeks.

RAINFALL: 785mm (30inch) p.a.

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Price	\$4,300,000
Property Type	Residential
Property ID	1196
Land Area	893.20 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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24 Otho St Inverell, NSW, 2360  
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02 6722 5500

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FENCING: 20 paddocks.

IMPROVEMENTS: Modern 3 bedroom, 2 bathroom home with large deck overlooking valley. Built-in robes to all bedrooms. Reverse cycle air conditioning, ceiling fans and wood heating.

26m x 13m lock-up shed with granny flat, kitchen and bathroom.

Older 3 bedroom, 1 bathroom weatherboard home with reverse cycle air conditioner and wood heating.

MACHINERY SHED: 24m x 12m machinery shed. 8m x 13m 3-sided shed.

GRAIN STORAGE: 50tonne cone base silos.

WOOLSHED: Older shearing shed with sheep and cattle yards.

STOCK YARDS: Older timber cattle yards.

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