



## Lot 22 Onus Road, Inverell



### ROOM TO MOO-VE

This 272ha (672ac) freehold property is a standout starter block for anyone seeking a productive rural lifestyle with plenty of space for livestock and future potential. Located 11km from the village of Gum Flat.

Undulating country with granite soil.

Set of steel cattle yards with vet crush.

2 dams. Average rainfall of approx. 758mm (31inch) per annum.

Near new 20m x 9m 3-sided shed with concrete floor.

Good to new fencing separates this property into 4 paddocks.

Timbers include Iron bark, Gum, Cypress pine.

Some Pensacola grass.

With its close proximity to Inverell (30km), Gum Flat Public School (11km), and Copeton Dam for weekend recreation (12km).

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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

📏 272.00 ha

<b>Price</b>	\$550,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1218
<b>Land Area</b>	272.00 ha

### Agent Details

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### Office Details

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