

Just Listed



711 Wearnes Road, Bundarra

rdr. real estate



## HALF HITCH

AREA: 69.46 ha (171.6 ac) Freehold.

Gwydir Shire Council Rates. Northern Tablelands LLS.

SITUATION: 30km from Bundarra, 65km from Inverell, 57km from Bingara, 103km from Uralla.

SERVICES: Single phase power. Phone. Satellite internet. School bus travels to Bundarra Central School. Mail 2 times per week. Air services from Inverell & Armidale to Brisbane & Sydney, rail services from Armidale to 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 to hilly. Altitude: approx. 570m-650m ASL.

SOIL: Granite.

ARABLE AREA: 22.5ha (55ac).

TIMBER: Iron bark, Stringy bark, Cypress pine, Yellow box.

WATER: 3 x 5,000gal tanks with pump on McHugh's Creek for stock and domestic. 1 dam. Spring fed creeks.

RAINFALL: 760mm (29inch) p.a. (source: farmonlineweather.com.au)

FENCING: Stock proof. Fenced into 7 paddocks.

IMPROVEMENTS: Renovated 2 bedroom shed-house. Open plan lounge,

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Price	\$795,000
Property Type	Residential
Property ID	1234
Land Area	69.46 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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dining, new kitchen, with wood heating. Built-in robes to both bedrooms. Bathroom comprises of a shower, bathtub, vanity and separate toilet. Generous laundry. Entertainment area with concrete flooring.

Fruit trees including Mulberry, Plum, Lemon, Fig, Pecan, Pear.

SHEDDING: Lock-up Colorbond shed. Garden sheds. 3-sided shed. 3 stables with tack room, power and day yard.

STOCK YARDS: Old timber cattle yards. Steel round yard.

CARRYING CAPACITY: 20 cows.

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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