



**Lot 102, 1986 Pindari Dam Road, Ashford**

rdr real estate



## STUNNING VIEWS & GREAT POSSIBILITIES

AREA: approx. 200.4 ha (495 ac) Freehold.

Inverell Shire Council. Northern Tablelands LLS.

SITUATION: Bitumen road access. 2km to Pindari Dam Camping Ground & boat ramp – Cod & Yellow-belly fishing, bushwalking, camping.

Approx. 27km from Ashford, 54km from Inverell, 98km from Texas & QLD border.

SERVICES: Central school at Ashford, Primary and Secondary schools at Inverell. Air services from Inverell 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. Magnificent views to Pindari Dam from Goat Hill.

ALTITUDE: approx. 520m-600m ASL.

SOIL: Trap soil.

TIMBER: Iron bark- millable.

WATER: 1 dam, 2 troughs. Spring fed Scrub Hut Creek with swimming holes. Solar pump on spring pumping to 10,000L tank.

📏 200.40 ha

<b>Price</b>	\$425,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1261
<b>Land Area</b>	200.40 ha

### Agent Details

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### Office Details

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RAINFALL: 758mm (30inch) p.a.

FENCING: Goat-proof fencing, 4 paddocks.

IMPROVEMENTS: Plenty of building sites over property. Building entitlement.

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