

Sold



Inverell



## COLYTON

EXCLUSIVE AGENT - 477.9ha (1,180.4ac) Freehold. Located 27km West of Delungra. 90% Soft black basalt, 10% granite. Approx. 284ha cultivation with farm over banks in good order. Wheat, Oat & Chickpea CROPS INCLUDED. 75ha Tropical pastures, top dressed with Single Super at 110kg/ha. Water includes solar pump over bore, 7 dams & permanent springs. 9 Paddocks plus holding yards. New steel panel cattle yards with RPM crush & covered working area.

AREA: 477.9 ha (1,180.4ac). Freehold.

Gwydir Shire Council: \$896.00

LLS North West: \$410.00

SITUATION: 27km west from Delungra, 56km west of Inverell, 29km east of Warialda.

SERVICES: Power available. Phone available. Mail 3 times per week. Primary and secondary schools at Warialda. Air services, Moree to Sydney/Brisbane. Saleyards at Inverell, being the 6th largest selling centre in the state, weekly fat cattle & sheep sales, monthly store cattle sales. Export abattoir at Inverell. Inverell is one of the major shopping and service centres of Northern NSW.

COUNTRY: Undulating country. Soil: 90% soft black Basalt, 10% Granite.

1,180 m<sup>2</sup>

|               |                      |
|---------------|----------------------|
| Price         | SOLD                 |
| Property Type | Residential          |
| Property ID   | 132                  |
| Land Area     | 1,180 m <sup>2</sup> |

### Agent Details

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### Office Details

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real estate

ALTITUDE: 400m to 530m ASL.

ARABLE AREA: Approximately 284ha (700ac) cultivation. Farm over banks in good order. CROPS INCLUDED: 110ha Wheat, plus 60ha Warrego Oats, 70ha Chickpeas.

PASTURE DEVELOPMENT: Approximately 75ha Tropical pastures being Rhodes Grass, Bambatsi, Premier Didget, Arrow Leaf Clover and Woolly Pod Vetch. Pasture & grass country has been top dressed with Single Super at 110kg/ha.

TIMBER: White Box, Kurrajong, narrow leaf Iron Bark.

WATER: Solar pump over bore, approximately 41m deep pumping to 45,000ltr tank reticulating to holding tank, 2 troughs & 2 troughs in cattle yard area. 7 Dams & permanent Springs.

RAINFALL: 700mm (28inches).

FENCING: Boundary: Mostly Netting, Cyclone - fair to good order.  
Subdivision: Subdivided into 9 paddocks plus holding yards. Hinge-Joint, Plain and Electric.

IMPROVEMENTS: Cattle Yards: New steel panel, RPM crush, covered working area. (Yards 100 head capacity, plus holding yards).

CARRYING CAPACITY: Owner estimates 80-100 breeders plus 210ha of cash cropping.

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