

Sold



ROCKY GLEN

AREA: 106 ha (261.82ac) Freehold.

Inverell Shire Council
LLS Northern Tablelands

SITUATION: 15km west from Inverell on the Gwydir Highway, 1.5km Lamonts Lane.

SERVICES: Single Phase Power. Phone, 2km to School Bus, primary and secondary schools at Inverell. Mail three times per week. Air and rail Armidale and Moree 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. Inverell is one of the major shopping and service centres of Northern NSW.

COUNTRY: Gently rolling. Black, Chocolate and Red Basalt Soils.

ALTITUDE: 700m to 730m ASL

ARABLE AREA: Approx. 56.68 ha (140ac) Cultivation Available.
24.29 ha (60ac) Currently sown to Oats, balance in fallow.

TIMBER: Yellow Box, White Box and Kurrajong.

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Price	SOLD
Property Type	Residential
Property ID	133
Land Area	106.00 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

RDR Real Estate
24 Otho St Inverell, NSW, 2360
Australia
02 6722 5500



WATER:1 Bore 79m (260ft) deep equipped with electric submersible, pumping 4,546 ltr (1,000gal) per hour, pumping to 31,823 ltr (7,000gal) & 13,638 ltr (3,000gal) water tanks, reticulating to troughs and house, 4 dams.

RAINFALL: 700mm (28 inches).

FENCING: Boundary: 1/2 Hingejoint. 1/2 Electric, Plain & Barb. Good order.
Subdivision: 7 paddocks. Hingejoint, Plain, Barb & Electric.

IMPROVEMENTS: Brick Veneer Home. 3 Bedrooms, all with built-ins. Open plan living area. All electric kitchen, tiled 3 way bathroom, laundry.

MACHINERY SHEDS: 6m x 9m enclosed with concrete floor & power. With a 13,638 ltr (300gal) water tank.

CATTLE YARDS: Portable Cattle Yards, crush, loading ramp.

CARRYING CAPACITY: Owner estimates 30 cows & calves.

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.