

Sold

Inverell  
rdr.



## WEEAN EAST

EXCLUSIVE AGENT

AUCTION - Unless Sold Prior

THURSDAY 8th OCTOBER 2015

10am Inverell RSM Club

AREA: 407 ha (1005.29ac) Freehold.

Inverell Shire Council Rates: \$2,750.00

LLS Northern Tablelands: \$567.63

SITUATION: 50km East of Inverell, 40km West of Glen Innes on the corner of Kings Plains Road and The Eastern Feeder.

SERVICES: 1 km to School Bus, primary and secondary schools at Inverell and Glen Innes. Mail three times per week. Air and rail Armidale to Sydney. Saleyards at Glen Innes or Inverell, 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 Undulating Fertile Basalt Soils with some Trap.

ALTITUDE: 940 m to 1000 m ASL.

 1  1  407.00 ha

|               |             |
|---------------|-------------|
| Price         | SOLD        |
| Property Type | Residential |
| Property ID   | 136         |
| Land Area     | 407.00 ha   |

### Agent Details

Wally Duff - 0427 546 146

### Office Details

RDR Real Estate  
24 Otho St Inverell, NSW, 2360  
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ARABLE AREA: Approximately 80%

PASTURE DEVELOPMENT: 2009 - Northern Tablelands Pasture Mix - containing Demeter Fescue, Phalaris, NZ Red Clover, White Clover, Hiafa White Clover followed up with 150kg per ha of Single Super every second year.

TIMBER: White Box, Apple, Gum and Iron Bark.

IRRIGATION LICENCE: 125 Meg, Groundwater Aquifer.

WATER: 2 bores. 1 equipped with electric submersible (no generator).  
5 Dams, Smalls Creek (Spring Fed), Semi-Permanent Creek.

RAINFALL: 750mm (30inches)

FENCING: Boundary: Netting, Plain Wire and Barb - good order  
Subdivision: 6 Paddocks, plus Holding Paddock. Plain Wire and Barb - good order.

Please Note: Paddock sizes are all very similar and are well suited to Rotational Grazing Practices for ease of management.

CATTLE YARDS: Steel Cattle Yards, Crush, Loading Ramp, Holding Yard.

CARRYING CAPACITY: Owner Estimates 260 to 300 Cows, progeny sold as weaners.

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