

Sold



Inverell

rdr.

FRAME RURAL AGENCIES



COOMERANG

PROUDLY SOLD MARCH 2016

AREA: 528 ha (1306ac) Freehold.

Inverell Shire Council Rates: \$4,870.52 p.a.

LLS Northern Tablelands Rates: \$629.00 p.a.

SITUATION: 25km from Inverell.

SERVICES: Single phase power. 5km to School Bus, Primary and Secondary schools at Inverell. Mail 3 times per week. Air and rail services, Armidale or 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. 3 major feedlots in the Inverell area. Inverell is one of the major shopping and service centres of Northern NSW.

COUNTRY: Quality Black Basalt soils, small area of Trap.

ALTITUDE: 550m - 610m ASL.

ARABLE AREA: 240 ha (588ac) cultivation, contoured where necessary.

WATER: Approx. 3km frontage to the MacIntyre River. 14mg Irrigation license, 11 Dams. Windmill over bore (220ft deep, 22,000gal/hr) pumping to

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Price	SOLD
Property Type	Residential
Property ID	166
Land Area	528.50 ha

Agent Details

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Office Details

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tank reticulating to 5 troughs. Firefighter pump on river pumping to 22,730 Litre (5,000gal) tank reticulating to house, gardens and troughing. Water is a feature on Coomerang.

RAINFALL: 700mm (28inches)

FENCING: Boundary: Mostly hingejoint in good order.
Subdivision: 15 paddocks, mostly hingejoint in good order.

IMPROVEMENTS: Brick Veneer 4 bedroom home, master bedroom with walk in wardrobe, 3 way bathroom, also accessible from master bedroom as ensuite. Office, spacious kitchen with breakfast bar plus open dining / family room, with wood heater. Separate formal lounge room. Separate games room / hobbies room. Laundry with second shower and second toilet. Lock up garage with entry into home. Large covered timber deck ideal B.B.Q. area with Northerly aspect. Established gardens. 2x 22,730 Litre (5,000gal) rain water tanks plus another 9,092 Litre (2,000gal) rain water tank.

GRAIN STORAGE: 100 Tonne concrete cone base silo. 35 Tonne cone base silo. 25 Tonne cone base silo. 10 Tonne cone base silo.

MACHINERY SHED: Steel frame, 29m x 8m, 5 bay including 1 bay fully enclosed with concrete floor and power. Header shed plus 4 bay shed all enclosed on 3 sides with cool room plus 2 stables.

HAY SHED: 3 bay hay shed 15m x 20m enclosed on 3 sides.

WOOL SHED: 4 stand electric overhead gear. 9,092 Litre (2,000gal) rain water tank. Steel sheep yards.

OTHER SHEDS: Storage shed, Double garage and Carport. Fuel shed.

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