

Sold



Inverell



GALAXY

PROUDLY SOLD

AREA: 80.95 ha (200 ac) Freehold.

Inverell Shire Council Rates: \$1,668.00 p.a.
Northern Tablelands LLS Rates: \$145.19 p.a.

SITUATION: 14km West of Inverell.

SERVICES: Power. Phone. Mail 3 times per week. School Bus at front gate, primary and secondary schools at Inverell. Air and rail services from Armidale 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: Gently Undulating. ALTITUDE: 710 to 730m ASL.

ARABLE AREA: 32.4 ha (80 ac) however balance could be cultivated.

SOIL: Red Basalt.

PASTURE DEVELOPMENT: Clovers, Medics with fertiliser history.

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Price	SOLD
Property Type	Residential
Property ID	170
Land Area	81.00 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

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



TIMBER: Box.

WATER: 1 Bore 60m deep. Electric submersible pumping to 22,730Ltr Tank. 22,730Ltr Tank reticulating to troughs. 1 Dam, 1 Bore with windmill not in use.

RAINFALL: 650mm - 700mm.

FENCING: Boundary: Mixture Hingejoint and Netting. Very Good order. Subdivision: 22 Paddocks with lane way to yards plus small holding paddocks. Very Good order.

IMPROVEMENTS: Weatherboard home, 3 bedrooms all with built-ins. Plus office, lounge room with wood heater. Spacious kitchen with gas hotplates and electric oven. Family room, Tiled bathroom with separate toilet. Second Shower room and toilet. Laundry. Evaporative Air Conditioning throughout. Gauzed in alfresco area, large covered B.B.Q. entertaining area. 22,730Ltr rain water tank. Large carport, Lock-up store room.

MACHINERY SHED: Steel frame shed 7m x 9m, 7 doors. Only 2 years old. Steel frame shed 10m x 9m enclosed on 3 sides with concrete floor Powered Workshop. 22,730Ltr concrete tank, connected back to tank at residence. Steel frame lock-up shed 8m x 6m. 3 roller doors and private access door. 22,730Ltr tank. Feed Shed.

STOCK YARDS: Steel sheep yards, plus Steel cattle/sheep yards with loading ramp and crush.

CARRYING CAPACITY: 300 Ewes.

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