

Sold



Inverell



MALBRO

EXCLUSIVE AGENT

417 ha (1,030.4 ac) Freehold. 54km from Inverell, 22 km from Delungra. Rich black basalt soils, 226 ha (558.4ac) Cultivation. Brick veneer 3 B/R home. Machinery shed, Shearing shed & New steel panel cattle yards.

AREA: 417 ha (1,030.4 ac) Freehold.

Inverell Shire Council Rates

Northern Tablelands LLS: \$391.46

SITUATION: 54 km from Inverell, 22 km from Delungra, 22 km from Warlalda and 22 km from Graman.

SERVICES: Single phase power. 4G Internet, phone. Mail 3 times per week. Primary and schools at Warialda, Delungra & Inverell. Secondary schools at Warialda & Inverell. Air and rail services from Moree/Armidale to Sydney/Brisbane. 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: Generally sloping. The grazing country is well grasses naturally with native grasses (blue grass, plains grass and red grass), and winter

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Price	SOLD
Property Type	Residential
Property ID	261
Land Area	417.00 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

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24 Otho St Inverell, NSW, 2360
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rdr.
real estate

clovers & medics. Altitude: 464m to 677m ASL.

SOIL: Rich black basalt soils.

ARABLE AREA: 226 ha (558.4 ac) Cultivation.

TIMBER: Myall, Wilga, Kurrajong and Box.

WATER: 1 Bore (approx. 18m deep) with windmill, pumping to 22,500 ltr tank for gardens and toilets, 4 troughs. 1 Bore (approx. 21m deep) with windmill, pumping to 22,500 ltr tank, 13,500 ltr tank to troughs, 1 Spring. 1 Bore with electric motor, jack pump to tank and 1 trough.

RAINFALL: 700mm (28 inches).

FENCING: Good stock-proof netting.

Subdivided into 9 paddocks. 2.5km New fencing, balance in fair to good order.

IMPROVEMENTS: Brick veneer 3 B/R home. Reverse cycle air conditioning, gas heating, lounge/dining, office, laundry. Front patio, large covered BBQ area, established garden.

MACHINERY SHED: Steel framed 3 bay, 15.4m x 7.7m. Power & 13,500 ltr tank.

SHEARING SHED: 2 stand electric wool shed with sheep yards, under cover race and draft. Shed 600 head.

CATTLE YARDS: New steel panel cattle yards. Including crush with chin bar, calf race and calf marking cradle. Large gravel area ideal for B-Doubles.

Adjoining property 'The Peak' is also available for sale.

Talk to one of the friendly team at rdr today to book your private inspection of 'Malbro'. To view the full photo gallery, please visit our website:
www.rexdaleyrealty.com

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