

Sold



4 Castle Street, Inverell



## MONTANA

AREA: 97.27 ha (240.25 ac)

Inverell Shire Council Rates

Northern Tablelands LLS

SITUATION: 24 km West Inverell, 10 km East of Delungra.

SERVICES: Single phase power. Mail 3 times per week. School bus from front gate. Primary and secondary schools at Inverell. Air and rail services from Armidale/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: Gently rolling. Subdivision potential into 3 lots. ALTITUDE: 670-680 ASL

SOIL: Red, Chocolate & Granite.

ARABLE AREA: 8.1 ha (20 ac) currently, plus 60.7 ha (150 ac) available.

PASTURE DEVELOPMENT: Lucerne, 31 ha (76.6 ac) Sardi7 series 2. 200 kg/ha Single super applied over entire property.

TIMBER: White box.

WATER: 1 well unequipped. 3 dams. Town water reticulating to troughs.

RAINFALL: 700 mm (28 inches) p.a.

3 1 10 97.27 ha

Price SOLD for \$685,000

Property Type Residential

Property ID 312

Land Area 97.27 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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



FENCING: Boundary: Hinge joint and netting. Subdivided into 10 paddocks.

IMPROVEMENTS: Weatherboard 3 bedroom home plus office. 2 bedrooms with built-ins, all bedrooms with ceiling fans. Electric kitchen, L shape dining/lounge, open plan living, gas and wood heating. Tiled bathroom with separate shower, laundry. Outdoor entertainment area, fully fenced yard. 13,600 Ltr (3,000 gal) rainwater tank.

MACHINERY SHEDS: 4 Bay machinery shed with raised board, 2 bay feed shed, 4 bay shed with 2 bay lock-up power.

GRAIN STORAGE: Bulk grain shed with concrete floor.

HORSES: Campdraft cut-out yard and arena. 4 covered stables.

STOCKYARDS: Steel & timber cattle yards with head bale. Water at yards.

CARRYING CAPACITY: Owner estimates 50 steers.

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