

Sold



297 Dufty's Lane, Myall Creek



PART PAXTON

AREA: 245.9 ha (607.63ac) Freehold.

Inverell Shire Council Rates: \$1,600p.a. Northern Tablelands LLS.

SITUATION: 11km from Delungra, 41km from Inverell.

SERVICES: Phone. Mail 3 times per week. School Bus at front gate. Primary schools at Inverell & Delungra and secondary schools at Inverell. Air and rail services from Inverell/Armidale/Moree 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: Undulating. ALTITUDE: 290-450 ASL

CROPPING: 170ha (420.08ac) cultivation – 80ha (197.69ac) to be sown to oats. Has had Lucerne rotation also. Good fertilizer history. Currently sprayed for Winter fodder & cropping.

SOIL: Mixture of chocolate basalt & red basalt soils.

ARABLE AREA: 170ha (420.08ac)

PASTURE DEVELOPMENT: Lucerne history

TIMBER: Box & Ironbark

Price	SOLD
Property Type	Residential
Property ID	325

Agent Details

Wally Duff - 0427 546 146

Office Details

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



WATER: Springs, 4 dams. New spring dam to be built

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

FENCING: Boundary: good. Subdivision: good.

PRODUCTION CAPACITY: Farming: 170ha (420.08ac). 80ha (197.68ac) oats to be sown.

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