

Sold

rdr. rex daley realty.



4436 Yetman Road, Inverell



### ERIN'S VIEW

AREA: 477.08 ha (1,180 ac) Freehold. Inverell Shire Council Rates: \$5,352.63 p.a. Northern Tablelands LLS.

SITUATION: 45km North from Inverell.

SERVICES: Single phase underground power. Phone – landline, mobile, internet. Mail 5 times per week. Primary and Secondary schools at Ashford and Inverell. Air and rail services from Inverell to Brisbane & Sydney, Armidale/Tamworth/Moree to Sydney. Saleyards at Inverell, being the 6<sup>th</sup> 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: 570m to 630m ASL.

SOIL: Chocolate and Red Basalt soils. Small areas of Trap.

ARABLE AREA: Approx. 125ha (310ac) farmed. A further approx. 202.34ha (500ac) available.

TIMBER: White Box, Kurrajong.

WATER: 18ML water storage, 12 other dams. 1 bore, 30m in depth with electric submersible pumping to 3 x 5000gallon tanks for water & stock. Solar pump over 2<sup>nd</sup> bore, 30m in depth pumping to 22,730L tanks to trough, watering 3 paddocks. 2 semi-permanent spring fed creeks. 8 x 5,000 gallon rainwater tanks.

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Price	SOLD
Property Type	Residential
Property ID	532
Land Area	477.08 ha

#### Agent Details

Wally Duff - 0427 546 146

#### Office Details

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

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

FENCING: Boundary: Mostly netting, balance Hinge-Joint, in good order.

Subdivision: 13 paddocks, Hinge-Joint, Barb & Plain wire. Lane to yards, in good order.

IMPROVEMENTS: Main Residence: Renovated 4 bedroom weatherboard home accessible by newly gravelled driveway. New kitchen containing stone bench tops, 900mm electric oven, 5 burner gas cooktop & extractor fan, dishwasher and separate generous farm pantry. Spacious lounge and dining area with ducted reverse cycle air conditioning. Master bedroom comprises of ducted reverse cycle air conditioning, ceiling fan, open his & hers robe, separate large built-in robe and ensuite with double shower, vanity and toilet. Remaining 3 bedrooms all contain reverse cycle air conditioners and built-in robes. Two offices, plus exercise room with reverse cycle air conditioner, TV ports & plenty of power points. Modern bathroom. Enclosed sunroom & glassed-in verandahs. Powered, covered outdoor area.

Second Residence: Weatherboard 3 bedroom cottage with reverse cycle air conditioning and wood heater. Main bedroom contains ceiling fan & built-in robe. Kitchen with electric oven & cooktop. Verandah. Double lock-up garage and adjoining firewood/closed storage area.

Additional Outbuildings: Meat house (recently lifted for more height), 2 other outbuildings currently used for storage. Single carport adjoins main lock-up garage with cement floor, with smaller saddlery & tack store & an enclosed tennis court with netting supplied.

MACHINERY SHED: 15m x 4m timber frame, enclosed on 1 side.

GRAIN STORAGE: 20m x 10m steel bulk grain shed, power at shed, concrete floor. 1 x 50 tonne cone base silo. 2 x 10 tonne cone base silos. Grainery.

WOOLSHED: 3 stand electric overhead gear.

STOCK YARDS: Steel, round cattle yards with large vet shed, overhead cover over crush, calf marking cradle, water.

PRICE: EXPRESSIONS OF INTEREST.

Email: Wally Duff: [wally@rexdaleyrealty.com](mailto:wally@rexdaleyrealty.com)

Expressions of Interest closes 4pm Wednesday 4<sup>th</sup> March 2020.

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