

Sold



874 Gournama Road, Warialda



## GLENROCK

AREA: 463.2 ha (1,144 ac) Freehold.

Gwydir Shire Council Rates: \$3,448.35p.a. Northern Tablelands LLS.

SITUATION: 23km from Warialda, 30km from Delungra, 61km from Inverell.

SERVICES: Power. Phone. Primary and Secondary schools at Warialda. 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: 440m-520m ASL.

SOIL: Black basalt and some lighter country.

ARABLE AREA: 323.75ha (800ac).

PASTURE DEVELOPMENT: Banbatsi Panic, Purple Pigeon, Floren bluegrass, Sceptre Lucerne, Arrowleaf Clover, Snail Medic clover, Lucerne. Has previous fertiliser history.

TIMBER: White box.

WATER: 8 dams, 14 troughs, frontage on Mosquito Creek. 60,000gallon rainwater tank, 3 x 7,000gallon rainwater tanks. 1 bore pumping 1300gallons/hr. 1 bore equipped with windmill & solar pump. 1 well

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Price	SOLD
Property Type	Residential
Property ID	562
Land Area	463.20 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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24 Otho St Inverell, NSW, 2360  
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equipped with windmill & solar pump.

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

FENCING: Fencing in good condition. Subdivided into 15 paddocks with laneway systems.

IMPROVEMENTS: Older cottage with power.

MACHINERY SHED: 12m x 8m lock-up shed with power. 3 x 90 tonne silos.

WOOLSHED: Old shearing shed with power.

STOCK YARDS: 2 sets of cattle yards.

CARRYING CAPACITY: 200 cows and calves were running before drought. Property has been destocked and has a full body of feed.

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