

Sold



Inverell



## RURAL LIFESTYLE

AREA: 637 ha (1,574 ac) Freehold.

Inverell Shire Council Rates: \$6,558 p.a. Gwydir Shire Council Rates: \$2,092 p.a. Northern Tablelands LLS.

SERVICES: Power. Phone. Primary and Secondary schools at 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.

SOIL: Basalt.

ARABLE AREA: 700ac. 74ac sown to Rye & Vetch.

PASTURE DEVELOPMENT: 74ac sown to Rye & Vetch. Clover. Some fertiliser history.

TIMBER: White Box.

WATER: Equipped bore to house – 52m deep, 250-300gallons/hour. New bore – 62m deep, fully cased, unequipped & 1100gallons/hour.

FENCING: 13km of new fencing. Subdivided into 12 paddocks.

IMPROVEMENTS: 4 bedroom homestead with new kitchen. 2 bedroom

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Price	SOLD
Property Type	Residential
Property ID	643
Land Area	637.00 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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cottage has been renovated inside.

**MACHINERY SHED:** Large machinery shed. 2 x 100tonne cone base silos.  
Wool shed.

**STOCK YARDS:** 150 head steel cattle yards with vet crush and calf marking.

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