



## Inverell



### 500ac GRAZING PROPERTY

AREA: 200.52 ha (498.5 ac) Freehold.

Inverell Shire Council Rates: \$800 p.a. Northern Tablelands LLS.

SITUATION: 30km from Ashford, 85km from Inverell.

SERVICES: Phone service. Central school at Ashford, Primary and Secondary schools at Inverell. Air and rail services from Inverell to Brisbane & Armidale/Tamworth/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: Undulating. Altitude: 560-700m ASL.

SOIL: Black basalt, red basalt & trap soils.

ARABLE AREA: 93ha (230ac).

WATER: Spring fed creek.

RAINFALL: 736mm (28inch) p.a.

MACHINERY SHED: 5 sheds.

CARRYING CAPACITY: 50 cows

📏 200.52 ha

<b>Price</b>	\$520,000
<b>Property Type</b>	Residential
<b>Property ID</b>	778
<b>Land Area</b>	200.52 ha

#### Agent Details

Wally Duff - 0427 546 146

#### Office Details

RDR Real Estate  
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