



## 557 Pindari Dam Road, Inverell



### FERNLEE

AREA: 618.36 ha (1,528 ac) Freehold.

Inverell Shire Council Rates. Northern Tablelands LLS.

SITUATION: 10km from Pindari Dam, 14km from Ashford, 68km from Inverell.

SERVICES: 3 phase power. Landline Phone. 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 to river flats. Altitude: 430m - 500m ASL.

SOIL: Mixture of Trap, Loam & Black.

PASTURE DEVELOPMENT: All grazing. Fertiliser history.

ARABLE AREA: 283ha (700ac).

WATER: 14 dams. 8km of Severn River frontage, being permanent water, with solar pump. Permanent water from Dingo Creek.

Water is a feature of this property with water supply during the drought from Pindari Dam.

RAINFALL: 736mm (29inch) p.a.

 5  2  6  618.40 ha

Price Price On Application

Property Type Residential

Property ID 820

Land Area 618.40 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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



FENCING: Good condition.

IMPROVEMENTS: 5 bedroom, 2 bathroom weatherboard home with sweeping verandahs, large living area with wood heater and reverse cycle air conditioner, main bedroom with ensuite & walk-in robe.

MACHINERY SHED: 16m x 15m large workshop. 20m x 16m lock-up machinery shed. 19m x 9m hay shed.

5 tonne cone base silo, 20 tonne cone base silo.

STOCK YARDS: Steel cattle yards with vet crush, head bale and loading ramp.

CARRYING CAPACITY: 250 cows & 200 trade.

OTHER: Potential camping income.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.