

Sold

rdr.  
real estate

261 Mount Russell Road, Inverell



## NOOROOK

AREA: 176.6 ha (436.38 ac) Freehold.

Inverell Shire Council Rates: approx \$2,923.68 p.a. Northern Tablelands LLS.

SITUATION: 14km north-west of Delungra, 18km north-west of Inverell.

SERVICES: Power. Phone. Mail 3 times per week. Primary schools at Delungra and Inverell, 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: 680m AHD (Australian Height Datum).

SOIL: Predominately red basalt with areas of black basalt and granite.

PASTURE DEVELOPMENT: Mix of natural and improved pastures.

ARABLE AREA: 132.2ha (326.6ac).

TIMBER: Acacia, Blue gum, River red gum, Pine.

WATER: 8 dams, 16 troughs, equipped bore at 40ft deep, 212,000L of water tanks.

RAINFALL: 676mm (26inch) p.a.

FENCING: Boundary and subdivision fencing in fair condition. 13 paddocks.

🛏 9 🌳 4 🚌 2 📏 176.60 ha

Price	SOLD
Property Type	Residential
Property ID	949
Land Area	176.60 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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

rdr.  
real estate

#### IMPROVEMENTS:

- 5 bedroom, 2 bathroom home. Polished timber floors and evaporative cooling throughout. Lounge, kitchen, dining area with wood heating and ceiling fans, plus a separate living room. Master bedroom with ensuite and walk-in robe. Built-in robes to remaining 4 bedrooms. Wraparound verandah, gauzed-in entertaining area and enclosed swimming pool. Single carport.

- 2 bedroom cottage. Open plan lounge, dining and kitchen, reverse cycle air conditioner, wood heating, built-in robes in bedrooms, 1 bathroom plus 2nd toilet in laundry. Front and back verandahs with rural views.

- Farm office/quarters with polished timber floors. Main area, kitchenette, 2 bedrooms, bathroom with shower over bath, vanity and toilet.

MACHINERY SHED: 4 bay machinery shed with solar panels. 3 bay machinery shed. Barn shed.

STOCK YARDS: 250 head steel cattle yards with loading ramp, covered vet crush with squeeze and scales.

HORSE FACILITIES: Round yard, 4 stables with automatic water troughs, training track and dry yard.

OTHER: 2 cone base silos. Dog yards.

CARRYING CAPACITY: 100 cows and calves.

PRICE: Expressions of Interest. Closing 1st June 2023, if not sold prior.

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

Disclaimer: We have obtained all information in this document from sources we believe to be reliable. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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.