



Middletons Lane, Inverell

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## PART "BULAMIN"

AREA: 413 ha (1,020 ac) Freehold.

Inverell Shire Council Rates. Northern Tablelands LLS.

SITUATION: 25km from Inverell.

SERVICES: Phone reception available. 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 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: Flat. Altitude: 590m-625m ASL.

SOIL: Black basalt, Granite.

ARABLE AREA: 80ha (200ac).

TIMBER: Iron bark, Stringy bark.

WATER: 4 dams. 6 troughs. New equipped bore – 30m deep, 6,000L/hr.

RAINFALL: 792mm (31inch) p.a. (eldersweather.com.au)

FENCING: Good to new. 7 paddocks.

CARRYING CAPACITY: 100 cows and calves.

📏 413.00 ha

Price	\$1,500,000
Property Type	Residential
Property ID	980
Land Area	413.00 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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