



1155 Fairford Rd, Warialda, Inverell



LISTON

"Liston" 1155 Fairford Road, Warialda NSW 2402

AREA: 593.3 ha (1,446 ac) Freehold.

Gwydir Shire Council. Northern Tablelands LLS.

SITUATION: 15km from Warialda, 40km from Delungra, 55km from Bingara, 73km from Inverell.

SERVICES: Single phase power. Primary and Secondary schools at Warialda. Air and rail services from Inverell to Brisbane & Sydney, 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: 170m – 530m ASL.

SOIL: Black basalt & Loam.

PASTURE DEVELOPMENT: Clover. Fertiliser history. 56ha (140ac) Lucerne, 55ha (135ac) oats planted.

ARABLE AREA: 180ha (445ac).

TIMBER: White box & Apple.

WATER: Mosquito Creek frontage. 4 dams. Well with diesel pump, reticulating to 15 troughs.

RAINFALL: 687mm (27inch) p.a.

1 1 593.30 ha

| | |
|---------------|-------------|
| Price | \$2,950,000 |
| Property Type | Residential |
| Property ID | 1005 |
| Land Area | 593.30 ha |

Agent Details

Wally Duff - 0427 546 146

Office Details

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



FENCING: Fair to good condition. 11 paddocks.

IMPROVEMENTS: Modern 1 bedroom accommodation with reverse cycle air conditioner, shower and toilet.

MACHINERY SHED: 60m x 40m storage machinery shed.

STOCK YARDS: 2 sets of steel cattle yards.

CARRYING CAPACITY: 150 cows and calves. Currently farmed 111.2ha (275ac).

* Neighbouring 463.2ha (1,144ac) property also available for purchase!

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.