



647 Mount Russell Road, Inverell



MONTANA

AREA: 97.27 ha (240 ac) Freehold.

Inverell Shire Council Rates. Northern Tablelands LLS.

SITUATION: 24km west of Inverell, 10km east of Delungra.

SERVICES: Single phase power. 5KW solar power on house. Wireless NBN. Mobile phone service available. Mail 3 times per week. School Bus at front gate. Primary schools at Inverell & Delungra, secondary schools at Inverell. Air and rail services from Inverell, Armidale, Moree to Sydney, Brisbane. 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: Gently rolling. Subdivision potential into 3 lots.

ALTITUDE: 670m – 680m ASL.

SOIL: Red basalt, chocolate basalt, & granite.

ARABLE AREA: 40ha (100ac) currently, plus 60ha (150ac) available.

PASTURE DEVELOPMENT: Single super and Potash.

TIMBER: White box.

WATER: 3 dams. 1 unequipped well. Town water reticulating to troughs.

RAINFALL: 700 mm (28 inches) p.a.

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Price	\$1,100,000
Property Type	Residential
Property ID	1038
Land Area	97.30 ha

Agent Details

Wally Duff - 0427 546 146

Office Details

RDR Real Estate
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FENCING: Boundary: Hinge joint and netting. Divided into 10 paddocks.

IMPROVEMENTS: Weatherboard 3 bedroom home plus office. 2 bedrooms with built-in wardrobes and ceiling fans in all bedrooms. Open plan lounge, dining & kitchen area with wood heating, gas bayonets and new reverse cycle air conditioner. Tiled bathroom with large shower and separate toilet. Separate laundry with new hot water system. Covered outdoor entertainment area, fully fenced yard. 13,600L (3,000gal) rainwater tank.

MACHINERY SHEDS: 4 bay machinery shed with raised board. 2 bay feed shed. 4 bay shed with powered 2 bay lock-up.

GRAIN STORAGE: Bulk grain shed with concrete floor.

STOCK YARDS: Steel & timber cattle yards with head bale. Water at yards. Small shearing shed and yards.

CARRYING CAPACITY: Owner estimates 50 steers or 100 ewes, 100 wethers.

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