



Lot 331, 647 Mount Russell Road, Inverell



DIVERSE AGRICULTURAL PROPERTY

AREA: 95.9 ha (239 ac) Freehold.

Inverell Shire Council Rates. Northern Tablelands LLS.

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

SERVICES: Single phase power. 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: Undulating. Subdivision potential into 3 lots.

ALTITUDE: 670m – 680m ASL.

SOIL: Red basalt, chocolate basalt, & granite.

ARABLE AREA: 60ha (150ac) available.

PASTURE DEVELOPMENT: Lucerne & Phalaris.

TIMBER: White box, Yellow box.

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

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

📏 95.90 ha

Price	\$850,000
Property Type	Residential
Property ID	1100
Land Area	95.90 ha

Agent Details

Wally Duff – 0427 546 146

Office Details

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



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

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.

Property has a building entitlement.

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