

Sold



Inverell



## FOREST VALE

AREA: 356.27ha (880ac). Freehold.

Inverell Shire Council Rates: \$2,360.00p.a.

LLS Northern Tablelands: \$191.55p.a.

SITUATION: 35.3km from Inverell.

SERVICES: Power available. Phone available. Mail 5 times per week. School bus at front gate to Primary and secondary schools at Inverell. Air services, Armidale or Moree to Sydney. Saleyards at Inverell, being the 6th largest selling centre in the state, weekly fat cattle & sheep sales, monthly store cattle sales. Export abattoir at Inverell. Inverell is one of the major shopping and service centres of Northern NSW.

COUNTRY: Gently rolling 80% Black Basalt, 15% Red Basalt, 5% Granite Soils.

ARABLE AREA: approx. 242.91ha (600ac). 68.83ha (170ac) Oats. Balance to improved pasture.

ALTITUDE: 630m ASL.

PASTURE DEVELOPMENT: Approx. 64.77ha (160ac) Summer Pasture, Rhodes, Bambatsi and Premium Digit. Approx. 48.58ha (120ac) Winter Pasture, Fescue, Prairie, Rye and Clovers.

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Price

Property Type

Property ID

Land Area

SOLD

residential

19

356.27 ha

### Agent Details

#### Office Details

Rex Daley Realty  
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Australia  
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rex daley realty.

FERTILIZER HISTORY: 4yrs of SF45 at 125kg/ha, on grass and pasture country.

TIMBER: Apple, White and Yellow Box.

WATER: 1 Bore 30.7m (100ft) with windmill pumping to 2 x 27,000ltr tanks reticulating to 15 troughs. 3 Dams. 1 Well 5.5m (18ft) with Windmill to 22,500ltr tank to two troughs.  
Wyndham Creek.

RAINFALL: 700mm (28inches).

FENCING: Netting and Barb, stock proof.  
Subdivided 12 paddocks. Mostly new in the past 5 years, being 3 Barb and 4 Plain. Mostly electric with four energisers.

IMPROVEMENTS: Machinery Shed:18m x 10m enclosed on 3 sides, lock up storage sheds.

CATTLE YARDS: Steel yards with head bale and calf marking cradle and water.

CARRYING CAPACITY: Approximately 130 ewes, 100 Breeders, retain weaners on oats. 30 Bulls.

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.