

Sold



Inverell
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WIMBLEDON

182ha (450ac) Freehold - Situated 20km from Inverell in the renowned Oakwood area. Rich self-mulching Black Basalt soils with small area of Red Basalt. Bore equipped with petrol Honda pump, 3 Dams & spring fed creek. Weatherboard home comprised of 3 bedrooms plus office. Numerous machinery sheds, 3 stables & 2 sets of steel cattle yards.

AREA: Total Area: 182 ha (450 ac) Freehold consisting of 2 titles: 112 ha (277 ac) plus 70 ha (173 ac)

Inverell Shire Council Rates: \$3,040.03 p.a.
Northern Tablelands LLS: \$310.00 p.a.

SITUATION: 20 km North of Inverell in the renowned Oakwood area.

SERVICES: Power 240 - 3 phase available, STD phone. Mail 3 times per week. 2.4km to school bus, primary and secondary schools at Inverell. Air and rail services from Armidale/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 open country. Altitude: 600m to 690m ASL.

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Price	SOLD
Property Type	residential
Property ID	253
Land Area	182.00 ha

Agent Details

Office Details

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SOIL: Rich self-mulching Black Basalt, small area of Red Basalt.

ARABLE AREA: Approx. 73 ha (180ac) currently, however a large percentage of "Wimbledon" could be cultivated.

PASTURE DEVELOPMENT: 5 ha (12ac) of Lucerne, pasture development including clovers and phalaris, super applied twice in last 4 years, with previous super history.

TIMBER: Apple, Yellow Box and Gum.

WATER: Bore equipped with solar pump, pumping to concrete tank, poly tank and troughs. 1 Well (9m) equipped with petrol Honda pump, pumping to 3 galvanised tanks to the house, garden and troughs. 5,000 gal (22,730 Ltr) cement rainwater tank plus galvanised rainwater tank with electric pressure pump to house. 3 Dams and spring fed creek.

RAINFALL: 762 mm (30").

FENCING: Netting in new to good order.
Subdivided into 15 Paddocks. Fair to good order.

IMPROVEMENTS: Weatherboard home comprised of 3 bedrooms plus office. Kitchen featuring stainless inclusions, gas stove top with electric oven and tiled flooring. 2-Way main bathroom. Reverse cycle air conditioning in lounge. Ceiling fans and carpet flooring in all bedrooms and lounge. Main bedroom with en-suite, 2 bedrooms with built-ins. Entertaining area featuring a large deck with BBQ and fully fenced above ground pool.

MACHINERY SHED:

- * Excellent 13m x 11m machinery shed
- * Approx. 10m x 8m machinery shed including 3m x 8m workshop with concrete floor
- * Lock-up chemical shed with raised floor for storage of fertiliser and hay
- * 3 Stables
- * 3 Bay car shed

STOCK YARDS: Steel cattle yards with covered crush. Second set of steel panel cattle yards with Warwick crush.

CARRYING CAPACITY: 50 Cows and calves or 90 dry cattle.

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.