

Sold



1558 Glenesk Road, Inverell



## WAVERLY DOWNS

450ha (1,112ac) Freehold. Black Basalt and Chocolate Basalt soils. Approx 89ha (220ac) currently cultivated, plus 218ha (540ac) available. 2 Stand woolshed, ram shed. Steel panel cattle yards with covered RPM crush area, calf marking cradle. 6 Cone base silos. 1 Bore 9,092Ltr/hr (2,000gal/hr), tank reticulating to 6 troughs, 15 Dams. Fencing all in good order. Weatherboard 2 b/r home plus sleepout. Machinery shed, bulk grain shed with skillion.

AREA: 450 ha (1,112 ac) Freehold.

Inverell Shire Council Rates: \$3,800.00 p.a.

Northern Tablelands LLS: \$450.00 p.a.

SITUATION: 54km North West of Inverell, 13km West of Graman, 30km East of Warialda, 24km North of Delungra.

SERVICES: Single phase power. Phone. Mail 3 times per week. 5km to school bus. Primary schools at Inverell and Delungra, Secondary schools at Inverell. Air and rail services from Inverell/Armidale/Moree to Brisbane/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: Gently undulating. Altitude: 600m to 640m ASL.

SOIL: Black Basalt (approx. 60%), Chocolate Basalt (approx. 40%).

ARABLE AREA: 89ha (220ac) currently cultivated, plus 218ha (540ac)

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Price

SOLD

Property Type

residential

Property ID

302

Land Area

1,112.00 ha

### Agent Details

Wally Duff - 0427546146

### Office Details

Rex Daley Realty  
110 Byron Street Inverell NSW 2360  
Australia  
02 6722 5500



available, has been cultivated back to natural grass country past 13 years. Majority contoured.

TIMBER: White Box & Kurrajong.

WATER: 1 Bore approx. 140m (460') in depth, rated at approx. 9,092Ltr (2,000gal) per hour, equipped with electric submersible pump to 13,638Ltr (3,000gal) tank reticulating to 6 troughs. 17 Dams.

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

FENCING: Boundary: Rabbit netting and hingejoint & barb. All in good order. Subdivided into 13 paddocks. All in good order.

IMPROVEMENTS: Weatherboard 2 bedroom home plus sleepout. Electric kitchen, large living area with wood heater. Tiled bathroom, separate toilet, laundry. Back verandah, separate covered BBQ area. Cool room & store room. 14.4m x 7.2m workshop & double carport. 31,823Ltr (7,000gal), 22,730Ltr (5,000gal) & 13,638Ltr (3,000gal) rain water tanks. 5 x dog runs.

MACHINERY SHED: 24m x 9.6m Machinery shed, enclosed on 3 sides. 13m x 9m machinery skillion attached to bulk grain shed.

GRAIN STORAGE: 13m x 8m Bulk grain shed. 2 x 40 Tonne, 1 x 6 Tonne, 1 x 7 Tonne & 1 x 5 Tonne all cone base silos. Mouse-proof feed shed.

WOOLSHED: 2 Stand Cooper overhead gear driven by an electric motor.

STOCK YARDS: Steel panel with covered RPM crush area, calf marking cradle. Ram shed.

CARRYING CAPACITY: 150 Breeders plus 120 Ewes.

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