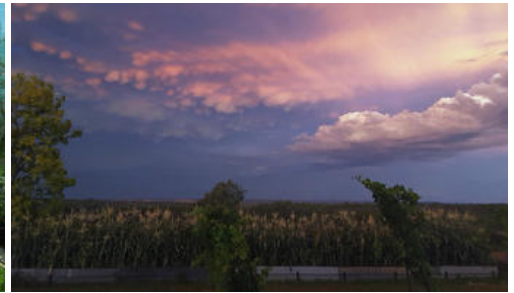


Sold



## 490 Rifle Range Road, Inverell

rex daley realty.



### 490 Rifle Range Road

AREA: 32.37 ha (80 ac) Freehold. 28.3 ha (70 ac) Lease. Inverell Shire Council Rates: \$1,600.00 p.a. Northern Tablelands LLS.

SITUATION: 7 km from Inverell.

SERVICES: Phone available. Primary and Secondary school 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.

ALTITUDE: 650-700 ASL.

SOIL: Basalt & Granite soils.

ARABLE AREA: 3.24 ha (8 ac).

TIMBER: White & Yellow box.

WATER: 1 ha of drip irrigation. 11 troughs. Solar pump on dam to 35,000ltr tank. 18 water holes linked to swales. Solar pump on spring.

RAINFALL: 711 mm (28 inches).

FENCING: Boundary: hinge joint in very good condition. Subdivided into 9 paddocks with hinge joint. Plain and barbed wire.

IMPROVEMENTS: Donga - kitchen, bedroom. Approval for a 3 bedroom

 1

Price SOLD for \$335,000

Property Type residential

Property ID 315

Land Area 32.37 ha

#### Agent Details

Wally Duff - 0427546146

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#### Office Details

Rex Daley Realty

110 Byron Street Inverell NSW 2360

Australia

02 6722 5500

**rdr.**  
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house and a 1 bedroom Granny Flat. 80,000 plant nursery. Hot house. 2 shade houses. Automatic water system. 3.6 kW solar power with batteries.

MACHINERY SHED: 3 bay open front shed, 4 bay lock up.

STOCK YARDS: Steel multipurpose yards with loading ramp.

CARRYING CAPACITY: 80 sheep or 15 cattle. 3.24 ha (8 ac) farming.

To view the full photo gallery, please visit our website -  
[www.rexdaleyrealty.com](http://www.rexdaleyrealty.com)

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