



1822 The Pocket Road, Pindaroi



## ROLLING HILLS & COUNTRY LIVING

AREA: 373ha (921.70 ac)

Inverell Shire Council Rates. Northern Tablelands LLS.

SITUATION: 50km from Inverell, 35km from Ashford, 18km from Bukkulla, 7km from Pindari Dam.

SERVICES: Phone. Primary & Secondary schools at Ashford & Inverell. Air & rail services from Inverell to Brisbane & Armidale/Moree to Sydney. Saleyards at Inverell, being the 6th largest selling centre in the state, weekly fat cattle sales, fortnightly sheep sales & monthly store cattle sales. Export abattoir at Inverell. 3 major feedlots in the Inverell area. Inverell is on of the major shopping & service centres of Northern NSW.

COUNTRY: Undulating to hilly.

SOIL: Granite.

ARABLE AREA: Approx. 50% cleared 20% semi-open & the remainder is heavy timbered.

TIMBER: Ironbark, Pine, Gum, Tea Tree.

WATER: 11 dams, 3 water tanks & access to Dingo Creek running through the property.

RAINFALL: 727mm (28inch) p.a.

FENCING: Divided into 11 paddocks with goat fencing. 95% new internal & boundary ringlock fencing.

Price	\$445,000
Property Type	residential
Property ID	339
Land Area	373.00 ha

### Agent Details

Wally Duff - 0427546146

### Office Details

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



IMPROVEMENTS: Old 1 bedroom home - currently unused, 2 room hut, meat house, old storage shed, 14m x 9m colourbond shed with kitchenette powered by generator. Solar system with 5kw of lithium battery storage, 1.86kw of solar panels and a 2.4kw inverter

WOOLSHED: 2 stand shearing shed - currently unused.

STOCK YARDS: Steel sheep & goat yards with ramp.

CARRYING CAPACITY: 300 sheep & 250 goats.

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.