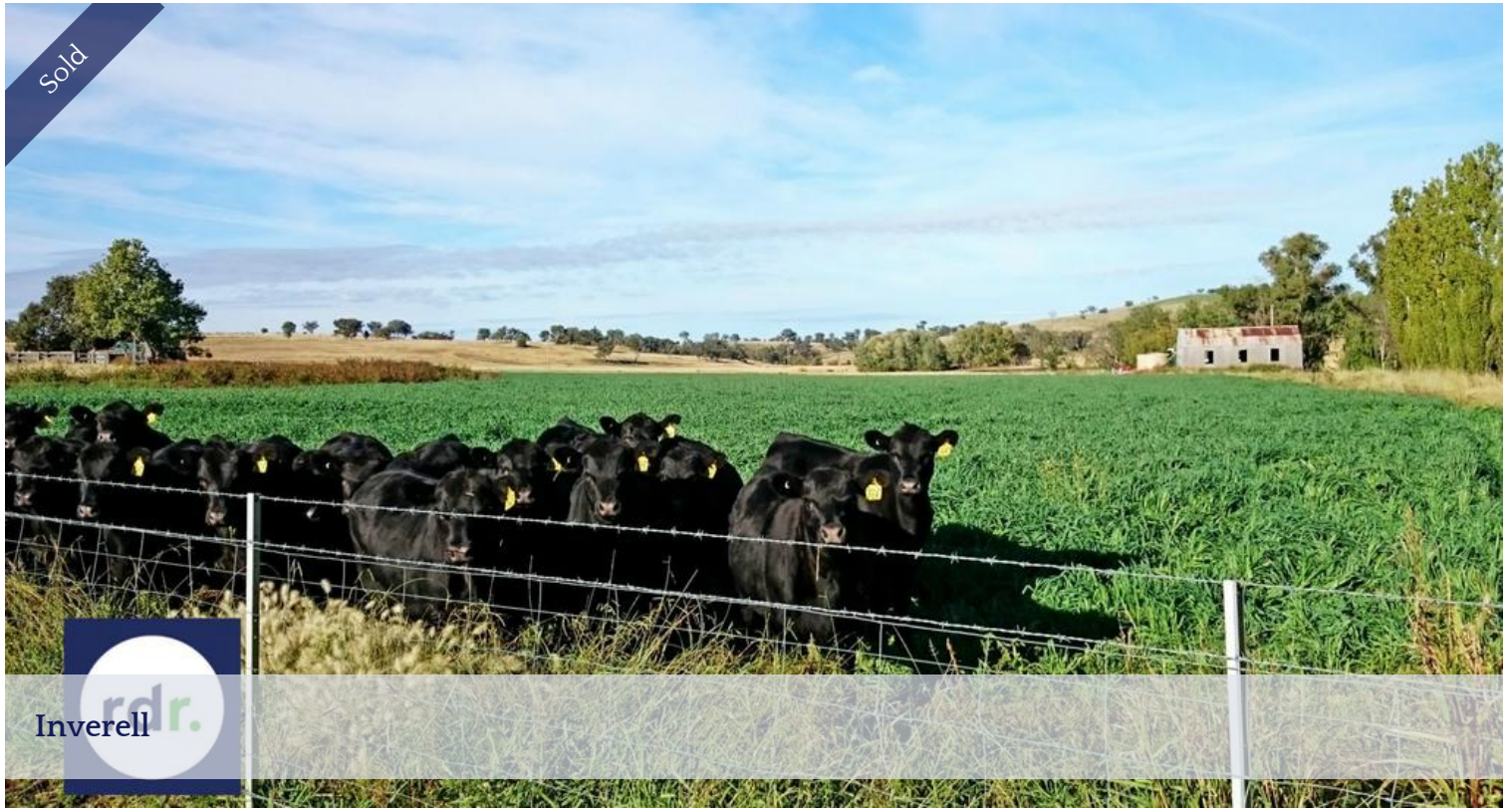


Sold



OLD AUBURN VALE

AREA: 302 hectares (745.94ac)

Inverell Shire Council Rates: \$3,044.00 p.a.
LLS Northern Tablelands: \$

SITUATION: 10kms West of Inverell

SERVICES: Single Phase Power, 3 Phase High Voltage available. Phone. Broadband Internet. Mail 5 times per week. School bus at front gate with 3 Primary and 2 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 to undulating. Rich black basalt, small area of red basalt and trap.

ALTITUDE: 610m- 670m

ARABLE AREA: Approx. 32ha

TIMBER: White and Yellow Box. Apple.

 5  1

Price	SOLD
Property Type	residential
Property ID	55
Land Area	302.00 ha

Agent Details

Office Details

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

rdr.
rex daley realty.

WATER: Auburn Vale Creek, 2 spring fed creeks, 1 dam, 1 bore 24 meters equipped with electric submersible pump. 3x tanks with reticulation system to troughing, and to house for the gardens.

RAINFALL: 750mm (30inches)

FENCING: Boundary is a combination of hinge joint, ring lock, rabbit netting and plain wire. Very Good Order. Property divided into 9 paddocks, hinge joint and barb. Strainers are cemented steel and timber, very good order.

IMPROVEMENTS: Gracious, tastefully renovated Weather Board 3 bedroom Homestead all with built in wardrobes. Formal lounge / Dining room with oil heater, electric kitchen, family room with wood heater, ceiling fully insulated. Beautiful spacious verandahs with ample room for entertaining and dining. 53000 ltr (14000gal) rain water tank. Single garage and a double lock up garage. Chook shed and a productive vegetable patch.

COTTAGE: Weather Board 2 bedroom cottage, all electric.

SHEDS: Machinery shed enclosed on 3 sides. Saddle Shed.

GRAIN STORAGE: Grainery

WOOLSHED: 3 stand (no sheepyards)

CATTLE YARDS: Steel, concreted race, Warwick crush, loading ramp.

CARRYING CAPACITY: Owner estimates 110 cows and calves, with oats for winter feed.

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.