







BARDON

3 2 7 442.00 ha

AREA: 442 ha (1,092 ac) Freehold.

Inverell Shire Council Rates: approx. $4,862.00p.a. Northern Tablelands LLS.

SITUATION: 52km from Inverell, 17km from Delungra.

SERVICES: Single Phase Power. Phone. Mail 3 times per week. 3km to School Bus. Primary schools at Inverell & Delungra, Secondary schools at Inverell. Air and rail services from Inverell to Brisbane & Sydney, Armidale/Tamworth/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: Gently undulating. Altitude: 620m to 680m ASL.

SOIL: Rich self-mulching black basalt, approx. 16.5ha chocolate basalt.

ARABLE AREA: 334ha (825ac) cultivation, 108.9ha (269ac) grassland.

CROPS INCLUDED: 250ha (617ac) of Sparticus Barley, 85ha (210ac) of Bennett Wheat.

TIMBER: Yellow Box, White Box, Kurrajong.

WATER: Bore 128m (420feet) in depth equipped with electric submersible pump, making 5,455litres (1,200gallons) per hour, pumping 2,727litres (600gallons) per hour to 37,850 litres (10,000gallon) tanks, reticulating to 9

Price	SOLD
Property Type	Residential
Property ID	586
Land Area	442.00 ha

Agent Details

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Office Details

RDR Real Estate
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troughs, house toilets and gardens.

Bore 97.5m (320feet) in depth with solar and pump, making 4,546litres (1,000gallons) per hour, pumping 6,819litres (1,500gallons) per day to 37,850 litre (10,000gallon) tanks, reticulating to 4 concrete troughs.

3 dams, springs & water holes.

RAINFALL: 711mm (28inches) p.a.

FENCING: Boundary: Mostly 6 barb, balance netting; in good condition.

Subdivided into 8 paddocks with 6 barb fencing: in good condition. Integrated laneway system.

IMPROVEMENTS: Weatherboard 3 bedroom home with office or 4th bedroom. Master bedroom has ensuite & walk-in robe. Kitchen offering gas stove, dishwasher & opens seamlessly into the living room. Reverse cycle air conditioning, gas heating. Tiled bath and laundry, 415litre gas hot water system, BBQ entertaining area. 68,191litre (15,000gallon) rainwater tank from house and shed catchment.

MACHINERY SHED: Steel 24m x 15m enclosed on 3 sides plus 6m x 15m lock-up with concrete floor, power, lights and water.

CATTLE YARDS: Steel panel, undercover RPM crush, calf marking cradle & loading ramp with trough. 300 head capacity.

GRAIN STORAGE: 2 x 70tonne aerated cone base silos, 1 x 140tonne cone base silo and 1 x 200tonne cone base silos.

PRODUCTION: 250ha (617ac) of Sparticus Barley, 85ha (210ac) of Bennett Wheat.

AUCTION: Tuesday 1st September - 11am.

Held at the Inverell RSM Club.

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.