

Sold



9421 Gwydir Highway, Inverell



## LINCOLN

AREA: 131.12 ha (324 ac) Freehold.

Inverell Shire Council Rates: \$2,452.00p.a. Northern Tablelands LLS

SITUATION: 5km from Delungra, 25km from Inverell.

SERVICES: Power. Phone. Primary schools at Delungra and Inverell and Secondary schools at Inverell. Road train access. Air and rail services from Inverell to Brisbane & Sydney, Armidale/Tamworth/Moree to Sydney. Saleyards at Inverell, being the 6<sup>th</sup> 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: 600m – 660m ASL.

SOIL: Black basalt.

ARABLE AREA: 125.5ha (310ac).

PASTURE DEVELOPMENT: 81ha (200ac) Warego oats sown.

TIMBER: White box, planted tree lines.

WATER: 4 bores – 2 equipped. All approx. 100ft deep, reticulating from 2 x 5,000gallon tanks to troughs.

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

FENCING: New boundary fencing. 10 paddocks, all with troughs.

 6  2  131.12 ha

Price	SOLD
Property Type	Residential
Property ID	587
Land Area	131.12 ha

### Agent Details

Wally Duff – 0427 546 146

### Office Details

RDR Real Estate  
24 Otho St Inverell, NSW, 2360  
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IMPROVEMENTS: 3 bedroom home plus old 3 bedroom cottage.

GRAIN STORAGE: 2 x 50tonne cone base silos, 2 x 10tonne flat bottom silos.

WOOLSHED: 20 year old single stand shearing shed with power.

STOCK YARDS: Steel cattle yards with head bale.

Additional 156.6ha (386ac) next door available to purchase.

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