

Sold



739 New Valley Road, Inverell



## BOW RIVER

AREA: 266.4ha (670 ac) Freehold.

Inverell Shire Council Rates. Northern Tablelands LLS.

SITUATION: 7km from Tingha, 34km from Inverell.

SERVICES: Power. Phone. Satellite NBN. Primary schools in Tingha & Inverell and Secondary schools at Inverell. Air and rail services from Inverell to Brisbane & 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: 835-410m ASL.

SOIL: Loamy Granite.

ARABLE AREA: 60ha (150ac) cultivation.

TIMBER: Apple, Gum, Stringy Bark.

WATER: 3 dams (1 being spring fed) and permanent water from Darby's Creek frontage with large water holes – had water throughout drought.

RAINFALL: 805mm (31inch) p.a. [www.eldersweather.com.au](http://www.eldersweather.com.au)

FENCING: Fenced into 8 paddocks.

IMPROVEMENTS: 3 bedroom house – electric kitchen, dining room, lounge room with wood heater and reverse cycle air conditioner. All 3 bedrooms

 5  2  266.40 ha

Price	SOLD
Property Type	Residential
Property ID	638
Land Area	266.40 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

RDR Real Estate  
24 Otho St Inverell, NSW, 2360  
Australia  
02 6722 5500

**rdr.**  
real estate

with built-in robes & main bedroom with reverse cycle air conditioner. 2 x 5,000gallon rainwater tank.

2 bedroom cottage – new carpet and flooring, fully insulated, wood heater, modern kitchen with gas cook top and electric oven. 6,000gallon rainwater tank.

19m x 8m lock-up shed with 6,000gallon rainwater tank.

STOCK YARDS: Timber & steel cattle yards with head bale.

CARRYING CAPACITY: 55 cows and calves.

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.