



TALARANG

AREA: 1,919 ha (4,742 ac) Freehold.

Gwydir Shire Council Rates. North West LLS.

SITUATION: 65km from Inverell, 32km from Bingara, 23km Michells Lane.

SERVICES: Three phase and single phase power. Phone. Mail 3 times per week. Central school (K-12) at Bingara, primary and secondary schools at Inverell. Air and rail services from Inverell Sydney & Brisbane, 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: Undulating to hilly. Altitude: 340m to 540m ASL.

SOIL: Trap and Granite.

ARABLE AREA: Owner estimates approx. 969ha (2,395ac) open country, of which 506ha (1,250ac) arable. Pasture improved, currently all grazing.

PASTURE DEVELOPMENT: History of fertiliser use, pasture seed 7 years ago. Large amounts of clover.

TIMBER: Kurrajong, Ironbark and Box. Approx. 950ha (2,347ac) native, heavily timbered, of which some sections can be used for grazing and/or timber harvesting.

WATER: 8km frontage to the Gwydir River. 7 Dams. Mono pump on river

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Price	\$2,650,000
Property Type	residential
Property ID	296
Land Area	1,919.00 ha

Agent Details

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driven by generator to tank, water to main house and cottage.

RAINFALL: 750 – 850mm (29" – 33") p.a.

FENCING: Subdivided into 12 paddocks.

IMPROVEMENTS: Main Homestead: Weatherboard 4 bedroom home. Electric stove, bath and separate shower, combined shower room and laundry. Sweeping, gauzed-in verandah. Double garage and dog run.

Cottage: 3 bedroom home, galley style kitchen, lounge room, bathroom and laundry.

MACHINERY SHED: Steel frame 13m x 27m x 4.5m high. Concrete floor, lock-up, both three phase and single phase power. 2 x 22,730Ltr (5,000gal) concrete tanks (water for residences).

WOOLSHED: Annex shearing shed and 4 stand plant, raised board, steel sheep yards.

STOCK YARDS: Steel RPM cattle yards with crush and loading ramp.

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