



3369 Warialda Road, Coolatai



KIA ORA

AREA: 1026.3 ha (2536 ac) Freehold. 72.8ha (180ac) of stock route lease.

Gwydir Shire Council Rates. Northern Tablelands LLS.

SITUATION: 7km from Coolatai, 37km from Warialda, 45km from Ashford, 90km from Inverell.

SERVICES: Power. Phone. Wireless internet. Primary and Secondary schools at Warialda. Air and rail services from Inverell to 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: 400m-580m ASL.

SOIL: Red and black basalt.

ARABLE AREA: 323.7ha (800ac) currently farmed; more available.

PASTURE DEVELOPMENT: Clove, Vetch, Purple pigeon.

TIMBER: Kurrajong, White box, Yellow box, Apple and Belah.

WATER: 10 dams. 4 wells, 2 x wells with solar pumps reticulating to most paddocks. 2 x 20,000litre rainwater tanks. 160,000litre water storage. Lots of gullies with springs.

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

🛏 4 🏠 2 🚗 5

Price	\$3,100,000
Property Type	residential
Property ID	473
Land Area	1,026.30 ha

Agent Details

Wally Duff - 0427546146

Office Details

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

rdr.
rex daley realty.

FENCING: Stock proof netting, hinge joint internal. All very good condition. Divided into 20 paddocks.

IMPROVEMENTS: Very tidy 3 bedroom homestead with electric kitchen leading to North facing verandah with great wisteria covered outdoor area, large lounge room, dining room, reverse cycle air conditioner and wood heater, renovated bathroom, office, gauzed in BBQ area and spa. 1 bedroom transportable building with reverse cycle air conditioning.

MACHINERY SHED: 13m x 10m lock-up shed with concrete floor. 15m x 15m workshop with power. 14m x 17m machinery/hay shed. 1x 100tonne silo, 1x 50tonne silo, 1x 50tonne sealed silo, 2 x 10tonne seed silos.

WOOLSHED: 2 stand shearing shed.

STOCK YARDS: Large steel cattle yards with round yard, concrete race and vet crush.

CARRYING CAPACITY: Approx. 300 cows and calves.

AGENTS COMMENTS: This property is a great mixed farming property or great sheep or cattle block with quality basalt soils and plenty of water. Ideal for cropping or growing fodder.

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.