

## Excellent location - Well balanced fertile soils

Price : SOLD

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### Area & Tenure:

3065Ac (1240Ha) Freehold Unrestricted

### Situation:

65km Inverell, 30km Ashford, 3Hrs Toowoomba, 2 ½ Hrs Tamworth.

### Description:

Excellent balance of fertile soils running from 60% (approx) black & red basalt to lighter and some granite. Sloping to gently undulating country. Approx 65 % 70% arable. Cropping & pasture country supered. Nicely timbered with Yellow & Grey Box, Rough & Smooth Bark, Apple, Stringy Bark, Kurrajong, Bloodwood & some Iron Bark. Average annual rainfall of 28 inches (700 mm). Serviced by 2 spring fed creeks (Cucumber and Myall) In addition to approx 16 dams & permanent trough fed system from bore (1800Gal per hour) servicing 12 paddocks, 3 equipped wind mills. Reticulation system from dams to livestock troughs on Eastern Section. 25,000 Galls domestic water storage. Garden well serviced by dam. Subdivided into approx 30 paddocks (maps available) Overall fencing in very good order & largely replaced and electrified over past 20yrs.

### Improvements:

Very well maintained and spacious brick and W/B 40sq Homestead with 5 bedrooms, 3 bathrooms, main en suite, Verandah at front. Well maintained attractive garden and surrounds, tennis court with lights.

- ~ 60 x 30 Steel & iron frame hay shed
- ~ 60 x 40 Grain shed
- ~ 60 x 40 Machinery shed
- ~ 3 x 85 Tonne silos & 1 x 100 tonne = total 355 tonne
- ~ Grain shed capacity 250 tonnes.
- ~ 4 stand steel & iron raised board shearing shed
- ~ First class steel sheep yards, covered drenching race. Steel cattle yards with crush & loading race.

### Features:

- ~ Excellent location with main road frontage.
- ~ Close to feedlots and coastal grain delivery.
- ~ Reliable water and reticulation system.
- ~ Diversity of enterprise and balance of fertile soils.
- ~ Well maintained structurals and fencing.
- ~ Spacious comfortable homestead.

Contact Iain Goddard 0427 641 452

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.

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