

## Great location

Price : SOLD

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### Area & Tenure:

1441.34 Ha (3561.6 Ac)

### Situation:

Only 5km to Emmaville, Approx. 45 minutes Glen Innes, 90 mins to Armidale, 4 hrs to Toowoomba, 5 hours to Brisbane. The property is surrounded by 3 bitumen roads being Emmaville - Deepwater Rd, Gulf Rd and Torrington Rd.

### Description:

Predominately trap type soils. Timbered with Apple tree, Ironbark, Several varieties of Gum, Stringybark. Country runs from flat to undulating to hilly/steep with fresh native pastures.

Currently not cultivated but previously cropped 150 acres with more available.

Well watered by 51 dams.

Average annual rainfall of 750 mm.

Divided into 52 paddocks. Approx. 900 Acres has new netting fencing. Balance plain wire/hinge joint, varying from fair to good condition.

### Structural Improvements:

2 Machinery sheds

Wether shed (2000 head capacity)

1 Feed shed

2 Horse stables

Round yard

4 Horse yards with sheds/shelters.

Numerous other out buildings

3 Stand shearing shed (240 volt) 1 stand crutching shed (requires generator)

Kitchen, shower and toilet in shearing shed.

7 sets of sheep yards with 3 of these under cover

Small cattle yards with loading ramp

### Features:

- Great location
- Subdivision potential
- Well watered
- Good infrastructure

Inspection by appointment only

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.

### Representative

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