

Opportunity Plus!

Price : \$7,500,000

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Area & Tenure:
3,280 Acres (1,327.5 Ha)

Situation:
Located 55 kms Southwest of Narromine.

Description:
95% Flat to Self-mulching black and (5%) Red Loam & Clay soils. Timbered with Pine, Rosewood, Yellow & Bimble box, Belah and Myall.
Approximately 1300 Acres are arable.
1,300 Acres of lasered Irrigation laid. Last used in 2009.
Well-watered by 278 Meg bore licence unequipped, 2 x S & D bores with electric sub and Macquarie River S & D @ 4.2 Megs, 5 dams plus a 600 Meg Res dam. Average annual rainfall of 483mm (19").
New Exclusion fencing on boundary approx. 10 kms as well as balance netting & Hinge joint fencing. Inverleigh is subdivided in 30 paddocks with hinge joint & electric fencing.

Structural Improvements:
Five-bedroom hardie plank NuSteel homestead. This home has the following to offer;
- Open plan lounge, dining and kitchen
- Family room
- Built-in robes in bedrooms
- Laundry with second shower
- Bathroom with bath, shower and separate toilet
- 2 x Linen cupboards
- 11 metre inground pool
- Single garage with cool room, food grade room with sink and air conditioner

- There is also a second dwelling with scope for renovation.
- 20 m x 60 m Machinery shed with lockable workshop and 1000 Tonne grain shed with concrete flooring.
- 3 stand shearing shed with steel sheep yards.
- Steel cattle yards

Features:
- 3280 Acres 1327.5 Ha
- 55 kms Southwest of Narromine
- Five Bedroom Homestead
- 20 m x 60 m Machinery shed
- 600 Meg Res Dam, S & D Bores, Macquarie River S & D plus Dams

Agents comments
"Inverleigh is located on the highly productive Macquarie/Bogan floodplain which is well known for some of the state's top producing grain, cotton & livestock enterprises. Since 2010 the property has been managed regeneratively using wholistic & organic principals - producing a mix of grains, pasture backgrounded beef, & pastured free-range eggs. It is well setup for high-intensity rotational grazing, as well as a mix of cropping & lends itself to an easy conversion to Organic Certification if desired."

Inspection by appointment only

Representative

Jason Martin

Property ID: 7848721

Schute Bell Property



Interested parties should
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