

## Perfect lifestyle farm in an ideal location

Price : EOI - Concluding Wednesday 11th Dec 24

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### Area & Tenure:

29.18 Ha (72.10 Acres) Freehold

### Situation:

Pinegrove Road Invergowrie. 4 ½ Kms East of Invergowrie, 13 Kms West of Armidale City.

### Description:

Level to gently undulating fertile basalt soils with Black Sally and Pine as shade and shelter. Mixture of improved and natural grasses and clovers. Approximately 90 % arable Watered by one dam and a bore equipped with a solar pump servicing a poly tank and 2 troughs. Average annual rainfall of 770 mm (31 inches).

Fenced into one paddock with a combination of Netting/Barb and Hinge joint/Barb.

### Features:

- Perfect lifestyle farm in an ideal location
- Fertile Basalt soils
- Easy commute to Armidale
- Many desirable home sites

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.

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