L J Hooker Inverell
30-32 Otho Street,
Inverell NSW 2360

Gwydir Hwy, Inverell, NSW 2360

Under Contract

Mixed Farming















SOLD BY LJ HOOKER INVERELL

Bitumen road frontage, only 10km from Inverell

Gently undulating country with 3 wide waterways running through the property. All waterways support a good body of green fodder.

Open for Inspection

By Appointment.

Whilst the property has not been suppered, it has been well rested for numerous years, resulting in a large seed bank to support years of ongoing new growth. A high percentage of the property has been cultivated and would be suitable for sowing of grass or fodder crops.

The property has not been pasture improved, however the soft basalt soils will be suitable for the development of sub-tropical pastures that will greatly improve the carrying capacity of either sheep, cattle or goats.

Red basalts soils on the rises and chocolate soils in the lower sections. Soil contouring appears to be complete and in good condition.

Water by 2 Earth dams. The owners have had the property divined for underground water and a potentially suitable site has been located and marked. Sprinkling of shade trees over the whole property, White Box and Apple and Wattle Gums.

There is a residence with no kitchen or bathroom facilities but would be potentially suitable for weekend camping. The residence is Weatherboard with a corrugated iron roof and consists of; 2-bedrooms, lounge room with open fire place, dining room with open fireplace, pine tongue and grove flooring and walls, verandah (in need of total replacement). Unfortunately, the Shire will not issue a permanent residency on the property.

Powerlines extend along the Bitumen Road on the Southern boundary of the property.

Fencing: There are no internal fences. The boundary fence is good and livestock proof in certain sections. There are some sections of the boundary fence that will require total refencing.

Disclaimer: All information contained is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Listed By

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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.