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

**116 Mclean Rd, Inverell, NSW 2360** **Sold - 24/07/2025**

Mixed Farming
















## Architecturally Designed Country Residence located on Fatten

Total area: Freehold 95.17ha (235 acres) Available to be purchased as a whole or lots 17,20,21-Homestead, irrigation & River frontage 56.86ha (140.40 Acres) OR Lot 9- 38.31ha (94.6acres) Zoned 10ha Large Lot Residential, Pasture Improved.

**Open for Inspection**

By Appointment.

Situation: Approx. 8km from the Inverell CBD

Architecturally designed, brick veneer, 3-bed + office, 2 bathroom country residence. Large rooms, views from every room, wide verandah's & high ceilings. Surrounded by sweeping areas of lawn, shade trees, established gardens & fruit trees. An open fireplace warms the open plan lounge/dining room also adjoining to a front & gauzed back verandah. The open plan family room with dining/lounge/kitchen spaces comprises of; wood heater & reverse cycle a/c. 3 king size bedrooms, main bed with ensuite, walk-in robe & reverse cycle a/c, bedrooms 2 & 3 with built-in robes & verandah access. Double garage attached to home. Paintwork, floor coverings, polished boards & blinds throughout the residence are all in new condition. The corrugated iron roof was replaced 8 years ago.

Water: 1 km frontage to the McIntyre River. Solar pump on the river pumps water to large concrete holding tank suppling water to stock troughs & gardens. The approx. 38m deep bore also services water to the holding tank.

Irrigation: 1x 30meg & 1 x 35meg irrigation licenses are included in the sale.
5 years ago, 6inch mains & hydrants (laid in sand) were installed thru the irrigation paddocks. The irrigation pump & travelator are not included in the sale. 20 Acres of irrigated Lucerne (potentially 700 small square bales). 68 acres of land under irrigation. Reliable water supply as the Inverell Shire council discharges approx. 2 meg of spent water into the McIntyre River, each day.

Carrying Capacity: Fattening of 200 weaners to Coles weights or 300 weaners to feedlot weights.

Cultivation: 80 acres around the house + additional 100 acres across the road that is presently sown down to improved pastures - Lucerne, White & Sub Clover. Balance is productive basalt grazing soils. Grassland is fertilized every 2nd year.

As new steel cattle yards, loading ramp & cattle crush including Vet gate. Machinery shed + 2 steel stables with both covered & open sections. 2 x approx. 8 tonne cone base silos. Most of the fencing is in good condition

**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.