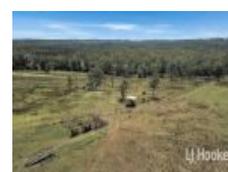


**1223 Karoola Rd, Inverell, NSW 2360**

**\$800,000**

Mixed Farming



**'Mona Lisa' 1123 Karoola Road, Graman NSW 2360**

AREA:  
117.07 Ha (289.16 acres)

LOCATION:  
Inverell Region shopping centre & Schools 48km, Ashford Schools, shopping essentials & Bowling club 49km,  
Graman Hotel 10km.

AGENTS COMMENT:  
Multiple residences requiring various levels of renovation, Irrigation, areas of soft soils ideally suitable for intensive agriculture pursuits. River frontage.

WATER:  
Frontage to the Macintyre River  
3 Earth dams  
72Meg unregulated water licence (No Pump)

Main bore; Electric pump into 20,000L and 10,000L tanks for the house, gardens and stock  
Additional bores; 217m - 1/2L/sec (No Pump) and 173m - 2L/sec with pump at 120m - 111L/sec

SOIL/TOPOGRAPHY:  
70% Trap, 20% Granite, 10% Basalt soils with Apple Gum Trees  
River flats rising to low hills  
Approximately 40ha (100 acres) of Arable area

Note: The bush block can only be cleared of fence lines and no Nature shrubs or trees such as Tee Tree

CARRYING CAPACITY:  
Approximately 200 ewes or 100 ewes and 15 cows

**Listed By**  
Wayne Daley

**Open for Inspection**  
By Appointment.

