

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.

