

296 Limestone Rd, Inverell, NSW 2360

\$4,100,000

Livestock



'Merlin' 296 Limestone Road, ASHFORD NSW 2361

AREA: Approx. 1177ha (2907 Acres)

LOTS 4-8 DP244882 & LOTS 11,61,100,115 DP750065

Comprising; 594ha North side of Limestone Road, 583ha South side of Limestone Road

REMARKS: Reliable, low-cost, easy management breeder grazing property. Higher ROI further timber treatment, fertilizer and introduction of woolly pod vetch, Property is leased June 25 to June 28 at \$1800 per week - \$93,600 per annum.[\$6 per head based on 300 head]

SITUATION: 60km from Inverell. Only 3.3km from Ashford. Strong, vibrant small community with excellent schooling facility, bowling club, golf course, service station & corner store/takeaway. School bus at front gate

COUNTRY: Gently undulating country extending from large wide creek & gully flats to low hills

SOILS: Mixture of both soft granite & soft trap soils

TIMBER: Apple box, banksia, iron bark & pine

GRASSES/PASTURE: Mixture of native & introduced grasses, clovers & medics. Production could be multiplied with the introduction of woolly pod vetch.

Approx ¼ of the property would be suitable for direct drilling of pastures ? Pensacola pastures seems to suit the soils on Merlin

WATER: Reedy creek runs through the property with 2 permanent holes of water in the driest of times. 12 dams (6 either side of Limestone Road, 5 are spring fed). Solar pump on bore [30M deep, .65L /m flow rate] to high tank at residence, supplies water to stockyards & 3 troughs (iron levels, ideal for stock, not suitable for lawns & gardens). Petrol pump on Sandy Creek to high tank at residence for grounds. Permanent water in all 5 main paddocks. 10,000gal rain storage on shed & 5,000gal on residence. 2nd bore 150m deep has been drilled but not equipped flowing at 1litre per second

BOM average rainfall 724mm to 787mm

Listed By

Wayne Daley

Open for Inspection

By Appointment.

