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

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

Open for Inspection

By Appointment.

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 ¾ 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

Listing Number: 3534775

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.