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

557 Pindari Dam Rd, Inverell, NSW 2360 **$4,000,000**

Livestock









Drought Proof Water Supply, Reliable Breeder/Fattening Prope

AREA: 618.36 ha (1,528 ac) Freehold. Grazing and pasture improvement country.

SITUATION: 14km bitumen Rd to popular Ashford Central School, Bowling Club & Fuel Station, 68km bitumen Rd to region service centre of Inverell. 10km bitumen Rd to Pindari Dam for fishing & water sports.

Open for Inspection

By Appointment.

COUNTRY: Rolling hills to river flats. Altitude: 430m - 500m ASL.

SOIL: Mixture of Trap, Loam & Darker soils.

PASTURE DEVELOPMENT: Fertiliser history and the mix of clovers over the property has sustained a carrying capacity of some 280 cows and weaners during winter.

ARABLE AREA: 283ha (700ac) has been cultivated at some stage.

WATER: 8km of Severn River frontage, being permanent water, with solar pump & windmill. Permanent water from Dingo Creek that runs diagonally through Fernlee. 14 dams some are spring feed.

Water is a feature of this property with water supply during the drought from Pindari Dam AND some 9 camping spots on the river have offered up a great addition income.

RAINFALL: 736mm (29inch) p.a.

FENCING: Good condition.

IMPROVEMENTS: 5 bedroom, 2 bathroom weatherboard home with sweeping verandahs, large living area with wood heater and reverse cycle air conditioner, main bedroom with ensuite & walk-in robe.

MACHINERY SHED: 16m x 15m large workshop, 20m x 16m lock up machinery shed, 19m x 9m hay shed 5 tonne cone base silo, 20 tonne cone base silo

Listed By
Wayne Daley

Listing Number: 3516539

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.