

2426 Copeton Dam Rd, Inverell, NSW 2360

Sold - 27/08/2021

Other



'EMU HILL' - UNDER CONTRACT

2426 Copeton Dam Road, Copeton NSW 2360

AREA: Approx. 190Ha (470Ac). Freehold.

REMARKS: "Emu Hill" is a rural property rich in history, known for its livestock capabilities, water security & located in an envied rainfall hub. Offering a standout residence & enjoyable extensive grounds, with the availability to add a personal touch in creating a signature property. Copeton Dam's recreational features only approx. 12Km away.

LOCATION: Approx. 29Km bitumen road to Inverell CBD & approx. 12Km to Copeton Dam (where water sports, fishing & camping is available).

INVERELL SHIRE COUNCIL RATES: Approx. \$2,610.79 per annum

SERVICES: Single & 3 phase power. Landline and mobile service. Ag strip close by. Air service from Inverell/Brisbane, daily flights Armidale/Sydney & Brisbane. Primary school at Gum Flat. Primary & secondary schools at Inverell. School bus at front gate. Countrylink connection from Inverell. Mail service 3 times per week. Multi Million upgraded Inverell Livestock Exchange, Bindaree Beef Inverell, 4 feedlots within close proximity. 2 Wool merchants.

COUNTRY: Gently undulating country.

TIMBER: Shade trees- Apple gum, box & iron bark.

WATER: 1 x windmill on well with new pump & poly pipe. The well & spring feed dam continued to produce water throughout the full term of the drought. Multiple cattle troughs & 1 x cup & saucer trough.

RAINFALL: Between approx. 770 mm (30.3") - 805.4mm (31.7") per annum

SOILS: Predominately chocolate soft basalt soils

ARABLE AREA: Large portion of the 190 ha

Listed By

Wayne Daley

Wayne Daley



Open for Inspection

By Appointment.