

Yetman Rd, Inverell, NSW 2360

\$4,980,000

Mixed Farming



Grain & Livestock belt of North West NSW A Canvas of End

Agent Remarks:

Approx.720 acres of soft basalt soils suitable for grain production OR Fodder production. Vendor has fattened 720+ weaners
Approx.280 acres ideally suitable for the establishment of tropical pastures
Approx.985 acres of soft native grasses & medics

Open for Inspection

By Appointment.

At approx. \$2,500 per acre, you will be saying..."I wish I had bought The Nine Mile"

Elders Weather 12 month Mean Rain (mm) - Av 786.0mm

Situation:

Approx. 14.4km North of Warialda. 35km North West of Delungra. 80kms North West of Inverell. Bitumen frontage to Yetman Rd & all-weather gravel access via Goumama Road.

Country:

Rolling basalt country giving rise to elevated hills of grazing country. Some contoured country, mostly farm over banks.

Soil:

Deep soft chocolate basalt soils with only small areas of lighter red soils & stony outcrops.

Cultivation:

291ha [720 acres] + further 113ha [280 acres] ideally suitable for the establishment of pastures.

Timber:

Predominately Whitebox trees with some sections of regrowth requiring attention.

Pasture:

Soft native grasses, medics & clovers

Listed By

Wayne Daley

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