

142 Toms Dr, Inverell, NSW 2360

\$2,300,000

Other



Prime Irrigation Property

Riverbend offers a secure and reliable source of water for irrigation. Architecturally designed residence, situated on the northern edge of Inverell, boasts 5 bedrooms, 2 living rooms, exceptional sheds, extensive livestock facilities, and stunning views of the Macintyre River.

Soils and Cultivation:

- 56.65ha (139.92acres) of productive alluvial chocolate basalt soils.
- Approx. 40ha (100ac) has been irrigated and farmed.
- Fenced into 14 paddocks, with approx.14ha laser levelled.

Water and Irrigation:

- 800m frontage to the Macintyre River.
- Town water connected but not activated.
- Irrigation system with a 4.5" Trail Co traveling irrigator and 200m of hose.
- Includes a 4" pump (100hp ? Deutz motor).
- 148ML license (WAL30763).
- Grundfos Solar pumping system for tanks totalling 110,000 litres & 22,500 litres + 1.5 ML holding dam.
- Tanks gravity feed house grounds and stock troughs.
- House watered by 50,000-liter concrete rainwater tank and an additional 22,500-liter galvanized tank.
- Each of the 10 paddocks have troughs.

Zoning and Subdivision Potential:

- Zoned R5 ? Large Lot Residential [4ha allotments].
- May present subdivision opportunities.

Homestead:

- Energy-efficient homestead with large lawn areas.
- Features 5 bedrooms, 1.5 bathrooms, modern kitchen with large walk-in pantry.
- North easterly aspect with uninterrupted views over the Macintyre River and Valley.

Listed By

Wayne Daley

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Open for Inspection

By Appointment.

