



**LOCHBUIE 24kms East of Inverell  
Mixed Grazing—Quality improvements**

- 487.7 Ha includes approx. 260 Ha cultivation country and 225 Ha of grass country.
- 24km East of Inverell with Bitumen frontage
- 8 Dams, bore and 27 stock troughs
- Excellent 4 Bedroom plus study 8yo brick residence with, 2 bathrooms, spa, wood heating, rc air-conditioning, walk-in robe and built-ins
- 7.5kw of Grid connected solar power
- Multiple machinery Sheds, including 1 new 7m x 14m lockable Steel Shed
- Cattle Yards, Woolshed and Sheep Yards
- Subdivided 21 paddocks, good fencing and well-watered.

**Price- \$3,700,000.00**

**Contact: Ben Lehman M: 0427 211 327**

Email: [office@lehmanstock.com.au](mailto:office@lehmanstock.com.au)

[www.lehmanstock.com.au](http://www.lehmanstock.com.au)

**AREA:** 487.7 Ha (1205Ac)

**COUNTRY:** Approximately 650 acres arable all contoured, of which has had 500kg of Gypsum per hectare over last 5 years. Approximately 550 acres of grass country.

**SOIL:** Flat to undulating mixture of red, chocolate and black basalt with some trap country.

**TIMBER:** Box and Apple with odd Kurrajong.

**RATES:** Inverell Shire                   \$5432.75 pa  
Local Land Services   \$548.00 pa

**LOCATION:** 24km East of Inverell with bitumen frontage

**SERVICES:** Single Phase Power  
7.5KW Grid connected Solar

**AIRSTRIP:** Commercial Inverell to Brisbane & Sydney.  
Armidale, Moree & Tamworth to Sydney

**SALEYARDS:** Inverell Weekly Cattle and fortnightly Sheep & Lamb Sales

**EDUCATION:** Inverell and Glen Innes

**PASTURE DEVELOPMENT:** Current vendors have only ever used cultivation for fodder crops.

**WATER:**

1 dam 25 meg capacity with irrigation potential. 7 dams. 7 cattle troughs and 20 sheep and cattle troughs. Bore with electric submersible pumping 1000 gallons per hour to 2 x 5000 gallon concrete tanks reticulating back to stock troughs and house. Main poly line is 63mm. Rainwater storage 15000 gallon capacity.

**RAINFALL** 750mm (30 inch) p.a

The Vendor has supplied the above information to us. We do not accept responsibility to any person for the accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.

## **FENCING**

Boundary fencing mainly hinge-joint, some 7 wire plain. Feral skirting on most of boundary fencing. Sub-divided into 21 paddocks, mainly hinge-joint with 1 barb on top. Some internal fencing with feral skirting.

## **IMPROVEMENTS**

7m x 14m Brand new Steel 3 bay with lockable workshop Machinery shed 10m x 18m  
4 Bay iron and timber shed  
2 Car garage and carport.

## **MAIN RESIDENCE**

4 bedroom plus study Masterbuilt brick veneer home— 8 years old. North and East facing timber decks, screened verandah with magnificent views and established gardens. Reverse cycle air-conditioning, wood heater, 2 bathrooms, 2 toilets, spa. Solar hot water

## **CATTLE YARDS**

Timber and mesh cattle yards with near new crush.

## **SHEEP YARDS**

8 year old Clipex steel sheep yards. 8 year old Shearing shed with 1 stand electric raised board.



The Vendor has supplied the above information to us. We do not accept responsibility to any person for the accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.