



ROOM & A VIEW

3 Bedroom home on 200 acres of red & chocolate basalt soils situated only 20kms West of Inverell with spectacular views

\$650, 000

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AREA: Approx. 80.9Ha (200Ac)

ARABLE AREA: Approx. 48.5Ha (120Ac) arable area

SHIRE RATES: \$1870 per annum

SITUATION: Located approx. 20km North West of Inverell

RESIDENCE: 3 Bedroom Weatherboard, reverse cycle air conditioning 2 living areas and deck with outside spa.

1 bedroom self-contained flat with fire place and ceiling fans

SERVICES: Power/Mobile Phone

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

LIVESTOCK SELLING CENTRE: Inverell Weekly Cattle and fortnightly Sheep & Lamb sales

EDUCATION: Primary & secondary schools at Inverell

MAIL: 3 times per week

COUNTRY: Undulating to hilly red & chocolate basalt soils timbered with White and Yellow box, Kurrajong and Wattle trees

WATER: 5 x Dams, 5 x concrete troughs which are gravity fed by Electric Bore

RAINFALL: Approx.711mm (28 inch) rainfall annually

SHEDS: Steel & Iron Machinery Shed -15m x 7m

GRAIN/FODDER STORAGE: 2 x Cone based silos

CATTLE YARDS: Steel & panel cattle yards with new vet crush, scales & loading ramp

PADDOCKS: 7 paddocks, well-fenced, hinge-joint and barb

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.