

## Must be sold - Make an offer!

Price : SOLD

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### Area & Tenure:

410 hectares â€” (1013 acres). Freehold title.

### Situation:

14 km from Warialda and 7 km from Warialda Rail. 72 km Inverell.

### Description:

Undulating mostly open country running from basalt soils to lighter loamy country. Over 500 acres have been previously cultivated. Timbered with Apple, Box, Gum. Pasture consists of White Top, Clovers and Blue Grass. Watered by 6 dams plus Kellyâ€™s Gully Creek. One bore and mill that pump to the house and two troughs. 5,000 gal rain water storage at house. Average annual rainfall of 26 inches (650 mm). Boundary fencing, generally in good order. Subdivided into 6 paddocks, mostly new or in good order (1 km boundary fence needs repair).

### Improvements:

- 1 Cottage, solar power and septic
- Machinery shed, hay shed and skillion â€” Silo
- 2 Stand woolshed and sheep yards
- Mesh and timber cattle yards with crush (100 head capacity) plus holding paddock

### Features:

- Ideal Block for Lifestyle Farmer/Grazier
- Productive Fertile Soils
- Priced to sell

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.



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Property



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