

Opportunity Plus!

Price : \$7,500,000

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Area & Tenure:
3,280 Acres (1,327.5 Ha)

Situation:
Located 55 kms Southwest of Narromine.

Description:
95% Flat to Self-mulching black and (5%) Red Loam & Clay soils. Timbered with Pine, Rosewood, Yellow & Bimble box, Belah and Myall.
Approximately 1300 Acres are arable.
1,300 Acres of lasered Irrigation laid. Last used in 2009.
Well-watered by 278 Meg bore licence unequipped, 2 x S & D bores with electric sub and Macquarie River S & D @ 4.2 Megs, 5 dams plus a 600 Meg Res dam. Average annual rainfall of 483mm (19").
New Exclusion fencing on boundary approx. 10 kms as well as balance netting & Hinge joint fencing. Inverleigh is subdivided in 30 paddocks with hinge joint & electric fencing.

Structural Improvements:
Five-bedroom hardie plank NuSteel homestead. This home has the following to offer;
- Open plan lounge, dining and kitchen
- Family room
- Built-in robes in bedrooms
- Laundry with second shower
- Bathroom with bath, shower and separate toilet
- 2 x Linen cupboards
- 11 metre inground pool
- Single garage with cool room, food grade room with sink and air conditioner

- There is also a second dwelling with scope for renovation.
- 20 m x 60 m Machinery shed with lockable workshop and 1000 Tonne grain shed with concrete flooring.
- 3 stand shearing shed with steel sheep yards.
- Steel cattle yards

Features:
- 3280 Acres 1327.5 Ha
- 55 kms Southwest of Narromine
- Five Bedroom Homestead
- 20 m x 60 m Machinery shed
- 600 Meg Res Dam, S & D Bores, Macquarie River S & D plus Dams

Agents comments
"Inverleigh is located on the highly productive Macquarie/Bogan floodplain which is well known for some of the state's top producing grain, cotton & livestock enterprises. Since 2010 the property has been managed regeneratively using wholistic & organic principals - producing a mix of grains, pasture backgrounded beef, & pastured free-range eggs. It is well setup for high-intensity rotational grazing, as well as a mix of cropping & lends itself to an easy conversion to Organic Certification if desired."

Inspection by appointment only

Representative

Jason Martin

Property ID: 7848721

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

Interested parties should

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Property**

