

200 Aberdeen Road, Inverell, NSW, 2360



Rural For Sale

Monday, 2 December 2024

200 Aberdeen Road, Inverell, NSW, 2360

Bedrooms: 4

Bathrooms: 3

Type: Rural



Wally Duff

0267225500

IRON RIDGE

AREA: 48.99 ha (121 ac) Freehold. Inverell Shire Council. Northern Tablelands LLS.

SITUATION: 27km from Inverell, 25km from Bundarra, 15km from Tingha, 20km from Copeton Dam.

SERVICES: Single phase power. Phone. Primary and Secondary schools at Inverell. Mail delivery 3 times per week. Air services from Inverell & Armidale to Brisbane & Sydney. Rail services from Uralla, Armidale, Tamworth. Saleyards at Inverell, being the 6th largest selling centre in the state, weekly fat cattle sales, fortnightly sheep sales and monthly store cattle sales. Export abattoir at Inverell. 3 major feedlots in the Inverell area. Inverell is one of the major shopping and service centres of Northern NSW.

COUNTRY: Flat. Altitude: 810m - 835m ASL.

SOIL: Granite.

ARABLE AREA: 24ha (60ac).

PASTURE DEVELOPMENT: Pensacola.

TIMBER: Iron Bark.

WATER: 3 dams, 2 spring fed. Pump on 1 dam reticulating to house and troughs in every paddock.

RAINFALL: 800mm (31inch) p.a.

FENCING: Boundary & subdivision very good, sheep-proof. 10 paddocks.

IMPROVEMENTS: 3 bedroom, 2 bathroom home. 2 bedrooms with built-in robes, reverse cycle air conditioner in bedroom 1. Open plan living with reverse cycle air conditioning, wood heater, and adjoining gauzed BBQ entertaining area. Covered back deck. 6.6kw solar system. 15,000gal rainwater tank.

Self-contained studio with 1 bedroom, kitchenette, wood heating and bathroom.

2 car garage with workshop.

SHEDS: 16m x 6m workshop. 16m x 13m shed.

STOCK YARDS: Steel cattle yards with ramp and head bale. Sheep yards with race and loading ramp.

CARRYING CAPACITY: 70 ewes. 8 cows and calves. 14acres of Millet and Cowpeas currently sown.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Property Code: 1219