

711 Wearnes Road, Bundarra, NSW, 2359



Rural For Sale

Monday, 6 January 2025

711 Wearnes Road, Bundarra, NSW, 2359

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Rural



Wally Duff

0267225500

HALF HITCH

AREA: 69.46 ha (171.6 ac) Freehold.

Gwydir Shire Council Rates. Northern Tablelands LLS.

SITUATION: 30km from Bundarra, 65km from Inverell, 57km from Bingara, 103km from Uralla.

SERVICES: Single phase power. Phone. Satellite internet. School bus travels to Bundarra Central School. Mail 2 times per week. Air services from Inverell & Armidale to Brisbane & Sydney, rail services from Armidale to Sydney. 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: Undulating to hilly. Altitude: approx. 570m-650m ASL.

SOIL: Granite.

ARABLE AREA: 22.5ha (55ac).

TIMBER: Iron bark, Stringy bark, Cypress pine, Yellow box.

WATER: 3 x 5,000gal tanks with pump on McHugh's Creek for stock and domestic. 1 dam. Spring fed creeks.

RAINFALL: 760mm (29inch) p.a. (source: farmonlineweather.com.au)

FENCING: Stock proof. Fenced into 7 paddocks.

IMPROVEMENTS: Renovated 2 bedroom shed-house. Open plan lounge, dining, new kitchen, with wood heating. Built-in robes to both bedrooms. Bathroom comprises of a shower, bathtub, vanity and separate toilet. Generous laundry. Entertainment area with concrete flooring.

Fruit trees including Mulberry, Plum, Lemon, Fig, Pecan, Pear.

SHEDDING: Lock-up Colorbond shed. Garden sheds. 3-sided shed. 3 stables with tack room, power and day yard.

STOCK YARDS: Old timber cattle yards. Steel round yard.

CARRYING CAPACITY: 20 cows.

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: 1234