



Call for price

## 100 LAMONTS LANE INVERELL

<https://johnmair.com.au>

Lifestyle, Grazing, Farming, only 15kms West of Inverell!.

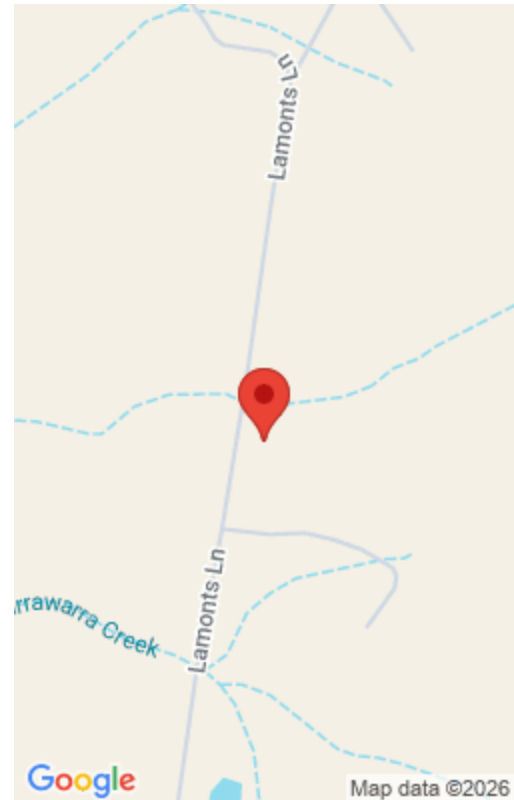
- 4 beds
- 1 bath
- Semi-Rural / Hobby Farms
- 218 acres



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## Basics

**Date added:** Added 6 days ago

**Bedrooms:** 4 beds

**Car:** 3

**Category:** Semi-Rural / Hobby Farms

**Bathrooms:** 1 bath

**Area, acres:** 218 acres

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## Property Information

**Location Details:** 15kms West of Inverell.

**Description of Country:** Undulating country with good balance of shade timber.

**Improvements:** Hay-shed/storage shed, various sheds & old piggery sheds (great storage or could be converted into conventional sheds).

**Fencing:** Boundary fencing in good condition with internal fencing fair in parts.

**Timber:** Box & gum.

**Land Use & Soil:** Red & black basalt soils.

**Average Rainfall:** 30 inches in good season.

**Yards:** Small set of steel cattle yards.

**Number of Paddocks:** 9

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## Water / Irrigation

**Water Supplies:** Equipped bore with automatic timer, 3 dams, rainwater storage, water troughs.

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## Crops / Pastures

**Crops:** Lucerne, oats, wheat, in previous seasons.

**Pastures:** 180 acres arable with previous cultivation.

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## Regional Facilities



**Nearest Regional Centre:** Inverell

**Central Business District:** Inverell, great shopping with large range of retail business & shops.

**Nearest Town:** Inverell

**Distance From Town:** 15 kms.

**Agriculture:** Bindaree Beef, Boss Agriculture, Pet food Industry, Inverell Regional Livestock Exchange.

**Air Service:** Inverell, Moree & Armidale, private airline at Inverell & Moree airports.

**Mail Service:** 3 days a week.

**Schools:** Inverell primary & secondary schools.

**Road to Property:** Sealed road to Lamonts Lane, gravel road to property entrance.

**Hospital:** Inverell District Hospital.

**Ambulance:** Inverell station.

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## Possession

**Type:** RU1 Primary Production, Lot 2 DP 785877.

**Possession:**  
Vacant.

**Shire / District Council:** Inverell Shire Council - Rates \$1,400.00 approx per annum, Northern Tablelands LLS - Rates \$290.00 approx per annum.

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## Homestead

**Description:** Weatherboard cottage style home, large kitchen/dining/living area with r/c air-con & wood heating, tidy bathroom with separate toilet, pressed ceilings & ceiling fans throughout, rear entertainment area.

**Bedrooms:** 4

**House Area:** 1 bay garage & 2 bay carport, established trees & gardens.

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## Livestock

**Livestock Carried:** Cattle or sheep. **Total Livestock Capacity:** 30 Cows & Calves or 300 Sheep.

