'GLENVIEW' 1291 AUBURN VALE RD INVERELL

https://johnmair.com.au

- 4 beds
- 3 baths
- Rural Property
- 1600 acres

Productive Grazing Country Close to Inverell!.

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Basics

Date added: Added 2 years ago

Category: Rural Property

Bedrooms: 4 beds

Bathrooms: 3 baths

Car: 2

Area, acres: 1600 acres

Property Information

Location Details: 13.8km South West of Inverell

Land Use & Soil: Very productive country utilised for grazing & dryland cultivation purposes, 94% Traprock soil & 6% Basalt soil.

Description of Country: Part gentle & part moderately undulating with good balance of shade timber.

Average Rainfall: Annual average rainfall - 796.8 mm.

Improvements: 4 bedroom vinyl cladded home with solar power system, double carport, basic landscaping & rainwater storage.

Other Improvements: 2 bay lockable shed, non-equipped shearing shed.

Yards: Steel panel, timber post & steel rail, 5 x holding pens, bulge forcing & second forcing yards, pound yard, concrete race, vet crush with head bale & loading ramp, 80 head holding capacity.

Fencing: Boundary comprises of timber post, star picket, hinge joint & barbwire, Internal is a mixture of timber post, star picket, hinge joint, barbwire & one hot wire.

Number of Paddocks: 7 paddocks plus laneway.

Timber: Ironbark, box tree, kurrajong & native gum.

Water / Irrigation

Water Supplies: Auburn Vale creek, equipped bore with solar pump to 22,000 litre tank, 2 troughs, 6 x large spring fed dams & 2 x smaller dams.

Crops / Pastures

Crops: 98 Acres cultivation of basaslt soil on Western side ideal for crop production.

Pastures: Natural pasture, property currently carrying a good body of feed in place, solid past history of fertiliser application.

Regional Facilities

Nearest Regional Centre: Inverell.

Central Business District: Inverell, 13.8km's, great shopping with large range of retail business & shops.

Nearest Town: Inverell.

Distance From Town: 13.8kms South West of Inverell.

Agriculture: Bindaree Beef, agriculture rural business, 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 frontage.

Hospital: Inverell District Hospital.

Ambulance: Inverell station.

Possession

Type: 645.9 Ha - 1600 Acres, RU1 - Primary Production, Lot 1 DP1119516, Lot 2 DP1119516, Lot 31 DP753650, Lot 32 DP753650, Lot 35 DP753650, Lot 38 DP753650, Lot 64 DP753638.

Possession: Vacant.

Shire / District Council: Inverell Shire Council - Rates $4,200.00 per annum, Northern Tablelands LLS - Rates $579.71 per annum.

Homestead

Description: 4 bedroom vinyl cladded home with solar power system, rainwater storage & basic landscaping.

Bedrooms: 4

House Area: Modern kitchen with dishwasher, large living area with wood heating & r/c air-con, main bedroom with ensuite & WIR, tidy main bathroom, polished timber floors throughout, front verandah with scenic rural views, outside laundry with shower & toilet.

Livestock

Livestock Carried: Cattle or sheep.

Total Livestock Capacity: 170 breeder cows plus replacements.