



## '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 11 months ago

**Bedrooms:** 4 beds

**Car:** 2

**Category:** Rural Property

**Bathrooms:** 3 baths

**Area, acres:** 1600 acres

## Property Information

**Location Details:** 13.8km South West of Inverell

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

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

**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.

**Number of Paddocks:** 7 paddocks plus laneway.

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

**Average Rainfall:** Annual average rainfall - 796.8 mm.

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

**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.

**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 basalt 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.



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## 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.

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## 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.

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## Homestead

**Description:** 4 bedroom vinyl clad 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.

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## Livestock



**Livestock Carried:** Cattle or sheep.

**Total Livestock Capacity:** 170 breeder cows plus replacements.

