

Sold



Inverell



## Superb Grazing Property with Plenty of Water

2,500 acres with plenty of water! Creek frontage plus springs and dams,

34 inch rainfall. Located 38 kms from Inverell

Comfortable 3 bedroom cottage, tastefully decorated.

New modern kitchen, double drawer dishwasher, gas cooktop

Water to the house is supplied by a 45,000 litre tank

Solar electricity generated by 22 x 6.5kw solar panels

Plenty of shed space including a 2 bay machinery shed with power, separate

2 stand shearing shed and a separate cement floor shed

Property has been destocked and now has abundant feed, ready to go!

Endless grazing potential, history of quality fine wool production

Potential to sell wild goats for added cashflow

Divided into 14 paddocks with good internal and boundary ringlock fencing

Good pasture and super history plus lots of native grasses

Some areas of heavy timber including Ironbark, Apple Box and Native Gums

With abundant water and native bushland, this picturesque property offers excellent grazing opportunities with the added benefit of lifestyle activities including fishing, canning and bushwalking

 3  1  2,500.00 ac

**Price** Sold for \$1,150,000

**Property Type** Rural

**Property ID** 18

**Land Area** 2,500.00 ac

### Agent Details

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### Office Details

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