



Inverell, 116 McLean Road

Architecturally Designed Country Residence located on Fattening Property with Water Security only 10 Minutes from Inverell.

Total area: Freehold 95.17ha (235 acres) Available to be purchased as a whole or lots 17,20,21-Homestead, irrigation & River frontage 56.86ha (140.40 Acres) OR Lot 9-38.31ha (94.6acres) Zoned 10ha Large Lot Residential, Pasture Improved.

Situation: Approx. 8km from the Inverell CBD

Architecturally designed, brick veneer, 3-bed + office, 2 bathroom country residence. Large rooms, views from every room, wide verandah's & high ceilings. Surrounded by sweeping areas of lawn, shade trees, established gardens & fruit trees. An open fireplace warms the open plan lounge/dining room also adjoining to a front & gauzed back verandah. The open plan family room with dining/lounge/kitchen spaces comprises of; wood heater & reverse cycle a/c. 3 king size bedrooms, main bed with ensuite, walk-in robe & reverse cycle a/c,



LAND 95.17 ha

For Sale

Expressions of Interest

Contact

John Devlin

0488 999 364

jcdevlin.inverell@ljhooker.com.au

Wayne Daley

0412 255 589

wdaley.inverell@ljhooker.com.au



LJ Hooker Inverell
(02) 6721 0215

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

bedrooms 2 & 3 with built-in robes & verandah access. Double garage attached to home. Paintwork, floor coverings, polished boards & blinds throughout the residence are all in new condition. The corrugated iron roof was replaced 8 years ago.

Water: 1 km frontage to the McIntyre River. Solar pump on the river pumps water to large concrete holding tank suppling water to stock troughs & gardens. The approx. 38m deep bore also services water to the holding tank.

Irrigation: 1x 30meg & 1 x 35meg irrigation licenses are included in the sale. 5 years ago, 6inch mains & hydrants (laid in sand) were installed thru the irrigation paddocks. The irrigation pump & travelator are not included in the sale. 20 Acres of irrigated Lucerne (potentially 700 small square bales). 68 acres of land under irrigation. Reliable water supply as the Inverell Shire council discharges approx. 2 meg of spent water into the McIntyre River, each day.

Carrying Capacity: Fattening of 200 weaners to Coles weights or 300 weaners to feedlot weights.

Cultivation: 80 acres around the house + additional 100 acres across the road that is presently sown down to improved pastures - Lucerne, White & Sub Clover. Balance is productive basalt grazing soils. Grassland is fertilized every 2nd year.

As new steel cattle yards, loading ramp & cattle crush including Vet gate. Machinery shed + 2 steel stables with both covered & open sections. 2 x approx. 8 tonne cone base silos. Most of the fencing is in good condition

Disclaimer: All information above is from relevant third party sources. We cannot guarantee or give warranty for the provided. Interested parties must rely only on their own enquires

More About this Property

Property ID	PG2H8U
Property Type	MixedFarming
Land Area	95.17 ha
Including	Ensuite Study Air Conditioning Toilets (2) Fire Place Built-in-Robes Carpeted Heating

John Devlin 0488 999 364
 Licensee | jcdevlin.inverell@ljhooker.com.au
Wayne Daley 0412 255 589
 Rural & Commercial Sales | wdaley.inverell@ljhooker.com.au

LJ Hooker Inverell (02) 6721 0215
 30-32 Otho Street, INVERELL NSW 2360
inverell.ljhooker.com.au | inverell@ljhooker.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



LJ Hooker Inverell
(02) 6721 0215