



1198 Bukkulla Road, Inverell

'Beaumont' 1198 Bukkulla Road, Ashford NSW 2361

Area:
1,194* hectares (2,950* acres)

Location;
Conveniently situated near service towns of Ashford (7 kilometres)
and Inverell (53 kilometres).

Agent's comment;
A reliable, well known & respected sheep and cattle breeding
property, supported by 151 megalitres [60 meg being A licence]
irrigation licence complete with equipped centre pivot and a 8klm
frontage to Severn River & 17 earth dams and multiple stock watering
troughs.

Soils;
A variety to grazing soils from river loam flats to undulating trap soils.
Cultivation includes an area of 100* hectares developed for irrigated
[3 centre pivot hydrants locations- 44 acres 2 ½ circles.] and dryland
fodder cropping.

Carrying capacity;

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.



LAND 1,194 ha

FOR SALE
\$6,100,000

AGENTS

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AGENCY

LJ Hooker Inverell
(02) 6721 0215



The Property has been operating primarily as a self-replacing merino flock and prime lamb enterprise alongside cattle breeding/finishing, conservatively carrying 6,600* Dry Sheep Equivalent (DSE). The health of all the livestock on Beaumont is a testament to the quality of the property and the management practices. Presently carrying 1400 Ewes joined for fat lamb & wool production, plus 1600 wethers, plus 80 —100 breeding cows.

Residences;

Two impressive homes, Main residence overlooks the Severn river with bitumen road frontage, Shady expansive lawns, tennis court, 6 bedrooms, 2 bathrooms, large living rooms, wide gauzed verandahs.

School bus at front gate, only 7 km to Ashford, infants, primary and secondary schools.

Second residence is a courtyard design of 3 bedrooms and 2 bathrooms.

Outbuildings

Steel hay shed of 4 X 8m bays, large roof over stock yards and attached rooms, 4 stand sheering shed, new yards and extension to the shed. Cattle yards.

Fencing;

New fencing include 6km of roadside fencing and 4 km of internal fencing.

Recreation;

River fishing and canoeing on the Severn, Water skiing at Pindari Dam, Bowls & Cricket at Ashford. Ashford is a proud community minded town.

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MORE DETAILS

Property ID	QA9H8U
Property Type	MixedFarming
Land Area	1194 ha

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