

267 Inverinate Road, Armidale, NSW 2350



Sold Livestock

Wednesday, 11 October 2023

267 Inverinate Road, Armidale, NSW 2350

Bedrooms: 3

Bathrooms: 2

Area: 1573 m2

Type: Livestock



Graham MacDougall

Range: \$9,765,000 - \$11,350,000

MacDougall Rural Property is pleased to present "Inverinate", located in the Chandler River valley in the Eastern Fall of the New England region of New South Wales. The property has an area of 1,573* hectares (3,888 acres) and is located 10 kilometres north of the Wollomombi village. Beautifully sheltered fine-granite high country in the east widens to the central valley of the Chandler River and a basalt ridge in the west, all of which combine with excellent natural water to make "Inverinate" a naturally productive property. Location "Inverinate" is located 50 km east of Armidale and 150 km west Coffs Harbour. This in turn is about midway between Sydney and Brisbane. Armidale is the major commercial, education and cultural hub of New England. There are a number of public and private schools, the University of New England and a TAFE college. Several beef cattle societies have their headquarters at Armidale. The Armidale airport supports several commercial flights daily to Sydney and a daily service to Brisbane. In addition to saleyard facilities at Armidale (cattle) and Guyra (sheep), "Inverinate" is well situated to access major abattoirs at Tamworth, Inverell and Casino as well as the many feedlots in northern NSW and the Darling Downs region of Queensland. History "Inverinate" was once a part of the adjoining Property, "Fassifern". In 1986 the family partnership was amicably dissolved. Over the ensuing 37 years the property has been run according to the guiding principles of Holistic Management. Until recently, "Inverinate" has been home to a self-replacing merino flock, a beef cattle breeding herd of Angus and Angus cross, and trading stock when the opportunity arose. Lay of the Land Elevation ranges from 980 metres above sea level along the Chandler River to 1186 metres ASL in the east. The valley floor and the country east of the river are predominately fine granite. The western country runs up to a basalt ridge that reaches 1138 metres ASL. The flatter areas of Inverinate have a fertiliser history dating back to the 1930's, From the mid-1950s, aerial spreading enabled the entire property to be fertilised. Holistic management was adopted in the late 1980s with large mobs of sheep and cattle run together. This system has proven to be an ecological and financial success over the ensuing years. Water Resources "Inverinate" has abundant natural water. There are about 5.5 kilometres of double frontage and 600 metres of single frontage to the Chandler River. Maiden Creek forms the eastern boundary. Spring-fed and catchment dams are scattered throughout the property, some being plumbed to an extensive reticulation system in place with tanks and troughs strategically located on both sides of the river. Operational Infrastructure "Inverinate" has quality operational infrastructure, including: 2 sets of cattle yards, one with loading access 1 set of sheep yards at the wool shed 4-stand wool shed with a raised board built in 1989 18 m X 12 m 3-bay machinery shed (includes workshop and 480-volt power) 18 m X 18 m Steel shed (hay/horses) Housing Infrastructure The "Inverinate" homestead enjoys a commanding view north and east across the valley. The 3-bedroom brick veneer homestead features: Modern kitchen Dining room Lounge room Large entertaining room Operational swimming pool Established landscaped garden 2-vehicle garage with skillion attached There is also a 3 bedroom station hand's cottage. Sale Process "Inverinate" is being offered for sale by private treaty. Please note that the adjoining property, "Fassifern" is being marketed concurrently but separately by MacDougall Rural Property. If aggregated, the combined holding would have an area of 3,964 hectares (9,795 acres). For further details or to arrange an inspection of "Inverinate", please contact Graham MacDougall on 0412 220 302. The above information has been supplied to us by the Vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.