

2720 Bingara Rd Bundarra, Armidale, NSW 2350



Mixed Farming For Sale

Friday, 14 June 2024

2720 Bingara Rd Bundarra, Armidale, NSW 2350

Bedrooms: 5

Bathrooms: 3

Area: 1191 m2

Type: Mixed Farming



Wally Duff

0267225500

EXPRESSIONS OF INTEREST - MOTIVATED VENDOR

AREA: 1,191 ha (2,943 ac) Freehold. Gwydir Shire Council. Northern Tablelands LLS. SITUATION: 30km from Bundarra, 15km from Copeton Dam, 51km from Inverell, 102km from Uralla, 104km from Armidale. All bitumen roads. SERVICES: Power. Phone. Starlink internet & Cel-fi. Mail two times per week. Central school at Bundarra, Primary and Secondary schools at Inverell. Air and rail services from Inverell & Armidale to Brisbane & Sydney. Saleyards at Inverell, being the 6th largest selling centre in the state, weekly fat cattle sales, fortnightly sheep sales and monthly store cattle sales. Export abattoir at Inverell. 3 major feedlots in the Inverell area. Inverell is one of the major shopping and service centres of Northern NSW. COUNTRY: Undulating. Altitude: 660m - 760m ASL. SOIL: Granite. ARABLE AREA: 323ha (800ac). TIMBER: Iron bark, Red gum, Stringy bark, Kurrajong, Yellow box, Apple gum. WATER: 16 dams. 5 springs. Seasonal creeks. 69 troughs, reticulating spring water from 20,000gallon storage tank to nearly every paddock, ensuring stock do not have to walk far for water. RAINFALL: 800mm (31inch) p.a. FENCING: Boundary: new exclusion fenced with only 2km to go, enabling higher carrying capacity. Internal: mainly exclusion, netting and hinge joint. 23 paddocks. IMPROVEMENTS: 5 bedroom, 3 bathroom homestead with large lounge room, separate dining room and kitchen with dishwasher and great storage. Combining many traditional features with modern comforts, this home has polished timber floors, high ceilings, large windows allowing for natural light, reverse cycle air conditioning, wood heating, stylish updated bathrooms, verandahs for entertaining or enjoying your peaceful, rural outlook. MACHINERY SHED: Machinery shed. 4 x large storage sheds. 5 x 9tonne silos. STOCK YARDS: Steel cattle yards, vet crush, can handle sheep and goats. B-double access. 2 x outlying sheep and goat yards. CARRYING CAPACITY: Currently carrying 105 cows and calves. 1000 ewes, 3000 nannies and progeny, 2000 billies. Disclaimer: We have obtained all information in this document from sources we believe to be reliable. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries. Property Code: 1147