

691 Fairford Road, Warialda, NSW 2402



Sold Mixed Farming

Wednesday, 6 March 2024

691 Fairford Road, Warialda, NSW 2402

Bedrooms: 5

Bathrooms: 2

Area: 556 m2

Type: Mixed Farming



Wally Duff

0267225500

\$1,300,000

AREA: 556.69 ha (1,374 ac) Freehold. Gwydir Shire Council Rates: \$2,552 p.a. Northern Tablelands LLS.SITUATION: 7km from Warialda, 33km from Delungra, 70km from Inverell, 90km from Moree.SERVICES: Power. Phone. Mail 2 times per week. Primary and Secondary schools at Warialda. Air services from Inverell & Moree 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: Mostly undulating, partly hilly. Altitude: 380m - 450m ASL.SOIL: Black chocolate basalt with some light loams and gravelly hills.ARABLE AREA: approx. 180ha (445ac).TIMBER: Kurrajong, Box, Wilga, Ironbark, Pine.WATER: New electric submersible bore, new transfer pump, 10 troughs, 7 dams, semi-permanent holes on creek, rainwater tanks.RAINFALL: 792mm (31inch) p.a.FENCING: Stockproof condition. 8 main paddocks with some smaller holding paddocks.IMPROVEMENTS: Circa 1880's homestead with classic high ceilings, beautifully wide hallway, French doors, timber floors and wraparound verandah. 4 bedrooms with ceiling fans, and the main bedroom having an ensuite and built-in robe. Modern kitchen with dishwasher, good storage, and gas + electric cooking. Multiple living rooms including the living/sunroom, as well as the formal lounge and dining with carpet underfoot. Reverse cycle air conditioning and wood heater. Attractive new bathroom-combined-laundry with walk-in shower & bathtub. Gauzed-in verandah, open verandahs, timber deck. Established gardens.5 bedroom/sleepout and old power house. House is all connected to rainwater.Property currently leased for 3 years (ending 2026) with an option of 2 more years. The house is rented with a tenant wanting to stay. Total income: \$50,200 per year.MACHINERY SHED: 3 bay machinery shed with power connected.STOCK YARDS: Cattle yards, portable steel panels, Red River crush, loading ramp. 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: 943