

**North 122 Cooks Road, Inverell, NSW 2360**



**Mixed Farming For Sale**

Wednesday, 12 June 2024

North 122 Cooks Road, Inverell, NSW 2360

Area: 232 m2

Type: Mixed Farming



Wally Duff

0267225500

## Expressions of Interest

AREA: 232 ha (573ac) Freehold (subject to survey). Inverell Shire Council. Northern Tablelands LLS.SITUATION: approx. 30km from Inverell.SERVICES: Power available. Phone available. Primary and Secondary schools at Inverell. Air services from Inverell & Armidale to Brisbane & Sydney. Rail services from Uralla, Armidale, Tamworth. 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: Hilly. Altitude: approx. 800m - 1000m ASL.SOIL: Black basalt.TIMBER: White Box.WATER: 4 dams.RAINFALL: 750mm - 800mm (29inch - 31inch) p.a.FENCING: Good.PRICE: Expressions of Interest.Closing Thursday 11th July 2024, if not sold prior.All offers to be received in writing to wally@rdrealestate.com.au or to our office at 24 Otho Street, Inverell. Disclaimer: This property is being sold by expressions of interest or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.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: 1145