

**874 Ramah Road, Briarbrook, NSW, 2365**



**Rural For Sale**

Monday, 5 August 2024

874 Ramah Road, Briarbrook, NSW, 2365

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 10**

**Type: Rural**



Wally Duff

0267225500

## **RAMAH**

AREA: approx. 582.7 ha (1,439.88 ac) Freehold.

Armidale Regional Council rates: approx. \$1,797p.a. Northern Tablelands LLS.

SITUATION: approx. 44km from Guyra, 85km from Inverell, 81km from Armidale.

SERVICES: Power. Phone. Primary and Central schools at Guyra, Primary & Secondary schools at Armidale & Inverell. Mail delivery 3 times per week. Airstrip on property. Air services from Armidale & Inverell 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: Undulating. Altitude: 980m-1010m ASL.

SOIL: 219ha (540ac) of basalt soils, with the balance being granite and trap.

PASTURE DEVELOPMENT: Some Phalaris, Fescue and clover, with Paspalum widespread.

TIMBER: Stringy bark, Yellow box, White box, Iron bark, Gum.

WATER: New solar bore, tested at 1,400gal/hr with 2550,000L tank reticulating to 18 troughs. 20 dams. MAIT system on bore and tank, with weather station at house.

RAINFALL: approx. 888mm (35inches) p.a.

FENCING: 24 paddocks with 21 being troughed. Laneway system. 3 paddocks with goat fencing (60ha total).

IMPROVEMENTS: 5 bedroom, 2 bathroom brick veneer home. Modern kitchen with electric cooking and breakfast bar, wood heating and covered patio. Old cottage requires renovations.

MACHINERY SHED: 7 bay (24m x 8m) machinery shed with lock-up doors on most bays and single phase power. 3 bay (8.5m x 3.5m) machinery shed.

GRAIN STORAGE: 25 tonne & 20 tonne cone base silos. Large fertiliser bunker.

WOOLSHED: 4 stand wool shed with undercover race and sheep yards.

STOCK YARDS: Steel cattle yards with undercover race and vet crush.

CARRYING CAPACITY: 280 cows and calves or 3800 DSE, with opportunity to raise carrying capacity.

PRICE: Expressions of Interest. Closing Monday 16th September 2024, if not sold prior.

All offers to be received in writing to [wally@rdrealestate.com.au](mailto:wally@rdrealestate.com.au) or our office at 24 Otho Street, Inverell

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Property Code: 1166