



## 60 Windorah Road, INVERELL, NSW 2360

Grazing Property with Multiple Income Streams

**1,404.00 hectares, 3,469.28 acres**

Glenmore is a 1,404\*Ha (3,471.75\*Ac) mixed grazing property situated in the northern tablelands 45\*kms north of Inverell.

Open grazing country on predominantly granite and trap soils with timber pockets throughout. 404.7\*ha (1,000\*ac) has been stick raked over the past 5 years increasing the productivity of the property. There are potential areas for biodiversity projects and a local land services natural capital review completed. More details available on request.

Glenmore is currently run as a mixed grazing enterprise with fine wool sheep, 1st cross lambs and agistment cattle using rotational grazing and regenerative agriculture principals. Suitable for a mixed grazing enterprise with an estimated carrying capacity for 1,800DSE.

With an extensive fencing program over the last 5 years, the fencing on Glenmore is in good condition with 7.5km of new boundary fencing (hinge joint and barb) and all internal fencing in good condition. There are 12 main paddocks and 3 holding

**TYPE:** Auction

**INTERNET ID:** 300P190849

### AUCTION DETAILS

11:00am, Friday February 27th, 2026

### CONTACT DETAILS

**Inverell**

276 Byron Street  
INVERELL, NSW  
02 6722 2688

**Jaimie Pay**  
0400 183 714

paddocks.

Watered by 22 dams, 20 of which were cleaned out in 2019, the semi permanent Pindari Creek and seasonal Dingo Creek. Rainwater tanks off the residences and two sheds.

Featuring 5 older style sheds including 2 machinery sheds. 2 stand operational shearing shed (1 equipped), steel and wooden sheep yards. New portable steel cattle yards with cavalier crush.

The accommodation on Glenmore includes two residences. The recently renovated, fully furnished cottage features 5 bedrooms, 1 bathroom and 5 bay garage. This accommodation is currently a successful 5 star rated Airbnb property. Second residence is a 4 bedroom split level home with second toilet and shower downstairs and second kitchenette.

The current vendors have turned this property around and are now operating it with several income sources. Glenmore is now operating as a successful grazing property with potential for further capital and productivity gain for the next owner.

Going up for Auction on Friday 27th February unless sold prior. Call now to obtain an information memorandum or to arrange an inspection.

- Land Area 1404 hectares
- Bedrooms: 9
- Bathrooms: 3

**HOMESTEAD**

<b>Bedrooms</b>	9
<b>Bathrooms</b>	3













