



712 ACRES - 4 TITLES
15 MINUTES FROM CASINO

ASKING \$2.5M

712 ACRES CLOSE TO CASINO

Located less than 20 minutes from Casino we have a 712-acre grazing property on 4 titles and one of the largest holdings in Northern Rivers on offer. The four titles can be sold individually and at least three of them would hold a building entitlement.

The property has been thoughtfully divided into paddocks that incorporate a laneway system which divides it completely end to end. There are holding paddocks adjacent to the cattle yards for weaning and holding sale cattle. The fencing is in excellent condition with all the timber post having been oiled and they have 4 barbs going through them. There's also a good set of timber stockyards with a head bale, calf bale and loading ramp with capacity for the entire herd running there.

The land is gentle undulating country running to some rolling hills with scattered timber. The property has been well maintained and is very clean. The soils are a mixture of basalts and alluvial soils with mainly native grasses and areas of Rhodes grass, Pangola and Kikuyu.

With a carrying capacity currently of around 150 to 160 cows and calves, this property could be easily improved with pasture development to carry significantly more breeders.

The property is watered by 12 dams all with troughs connected from them. There's power running along Ainsworth Road for connection as well as several stunning elevated house sites to build and enjoy the view.

So, whether you are a cattleman that needs an extra paddock, or you are looking to break up and develop some land to cash in the increase in local land values, then you need to inspect this property.

Contact Lance Butt 0455 589 932 for an inspection















