



NEWPARK - KYOGLE

163 ACRES — 40ML's of Irrigation PRICE: \$1.2M

LOCATION IS THE KEY

Just minutes from the Kyogle this country style timber home is nestled on a near level ridge that offers spectacular views, from the night lights of town to the Border Ranges nothing is blocked from this view. The 163 acre property ranges from rich chocolate basalt to red volcanic soils, which support a large range of improved pastures and clovers as well as natives. The country runs from low ridges to soft creek flats along the 1km bank of Fawcett's Creek.

The house has three bedrooms, two bathrooms, an office and a two car lock up garage adjacent to it. Two verandah's offer excellent places to sit and enjoy the views.

Structural improvements include 2 large machinery/hay sheds that supply plenty of space for all your maintenance and storage requirements. A full set of cattle yards with undercover vet crush and scales. The yards are linked to a laneway system that leads out to the 8 main grazing paddocks. The farm has a 40 Meg irrigation licence from Fawcett's Creek and a licenced bore with a pressure pump that supplies stock water to the farm via a header tank and troughs.

Just over 2 hours from Brisbane this property offers the opportunity to run 60-80 breeders consistently, while having the ability to plant the arable flats with seasonal crops.

This is a great opportunity to secure a well-balanced parcel of land only minutes from Kyogle's CBD.

For an immediate inspection contact Lance on 0455 589 932







