



LIVING ON THE EDGE OF TOWN

107 ACRES

PRICE: \$950,000

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283 ETTRICK ROAD, KYOGLE

If you are after prime country with an easterly aspect close to Kyogle then look no further. This property consists of 107 acres of well balance country which would suit cattle, horses, cropping and horticulture.

Features include a massive liveable shed (18M x 9M) with two bedrooms, kitchen and bathroom including a 2 bay timber and steel shed with two 3m roller doors, a covered 5.5M x 5.7M washout area plus another massive 11M x 9M timber and steel shed all with concrete floors and two roller doors. These sheds are a credit to ever built them.

Apart the two main sheds there is a separate brick veneer office and double garage next to the levelled building site. There are architecturally designed house plans available to the successful purchasers. The sheds would suit any type of light commercial or industrial business and a 63KVA transformer is located on the property with mostly un-ground power to all sheds.

Other improvements include a fully equipped steel stockyards with vet crush and steel and concrete loading ramp.

Water on the property includes Horse Station Creek, 270,000L of water storage tanks, a 12ML fully equipped bore plus a spring fed dam. The cattle are watered by the creek and several water troughs located over the property by pumping to a header tank and gravity feeding back down.

This parcel of land has sealed Ettrick Road frontage and can be accessed along Mockarra Lane.

This farm is in a perfect position, minutes from the beautiful North Coast town of Kyogle.

For an inspection contact Mike Smith 0413 300 680 or Lance Butt 0405 5589 932













