



“OAK—LEA DAIRIES” 411 ACRES

"OAK-LEA" Dairy is situated at Old Bonalbo in the North Coast region of NSW and is a little over an hours' drive to Casino, two and a half hours to Brisbane and under 2 hours to most of the north coast beaches.

The owners have decided to sell their beautiful property and would like it sold on "Walk In Walk Out" basis which would include all improvements, dairy livestock, plant, machinery, irrigation equipment and sundries. The 3-bedroom home is a nice comfortable timber home with hardwood polished floors, kitchen, two bathrooms, lounge, dining room and a fully enclosed entertaining area. Joining a house is a 4th bedroom or large office and accommodation for several cars.

The dairy includes a 15 a side swing-over with cup removers & teat sprays, concreted 200 cow feed pad with concrete trough, concreted walkway and 200 cow yards with welded oval cattle-rail fencing, additional yards with steel yard panels & gates, 2000 gallons yard flood-wash tank, a new dairy & yard effluent drain system upgrade, air-operated individual stall gate & grain drop system, 9000 litre Fitzroy Challenge sealed silo vat, Delaval C200 fully automated plant & vat wash system, Delaval Cassette milk cell count testing machine, 14 T Disc Mill and milled grain silo with the grain delivered to the dairy via centreless auger system, 3 Silos – MPH Sherwell (2 x 52 tonne & 1 x 32 tonne protein silo), 2 additional silos, 2 x 7500 Gallon Molasses tanks with pump and 80,000 Litres rainwater storage. The dairy is also backed up by a 32KVA Diesel Generator.

Close to every square inch of this property is useable and the land has a gentle slope from the back boundary, all the way to its fertile creek flats which border Duck Creek. Most of the land has been pasture improved for grazing and silage. There is a 12-hectare irrigation licence on the creek with two thirds of the creek flats having underground mains, but the irrigation is rarely used. There is a network of water troughs along with 10 dams that water over 40 paddocks which are connected by several laneways. The watering systems that are in place, are excellent and include a gravity system, 2 solar pumping systems along with many water storage tanks and a pump on the creek if needed.

The property includes around 170 dairy cows of various ages, approx. 100 heifers and 2 bulls. The dairy herd is a mixture of Holsteins, Jersey, Brown Swiss and cross breeds. They are also running around 70 head of beef cattle.

The milking herd has produced above average fat and protein figures with low cell counts for many years and Norco have consistently paid up to 8c per litre above the normal milk price.

“Oak Lea” has many other improvements not mentioned above and a substantial list of plant and machinery that will be available on request from the agent Mike Smith who can be contacted on 0413 300 680 or via email: sales@kyoglerealestate.com







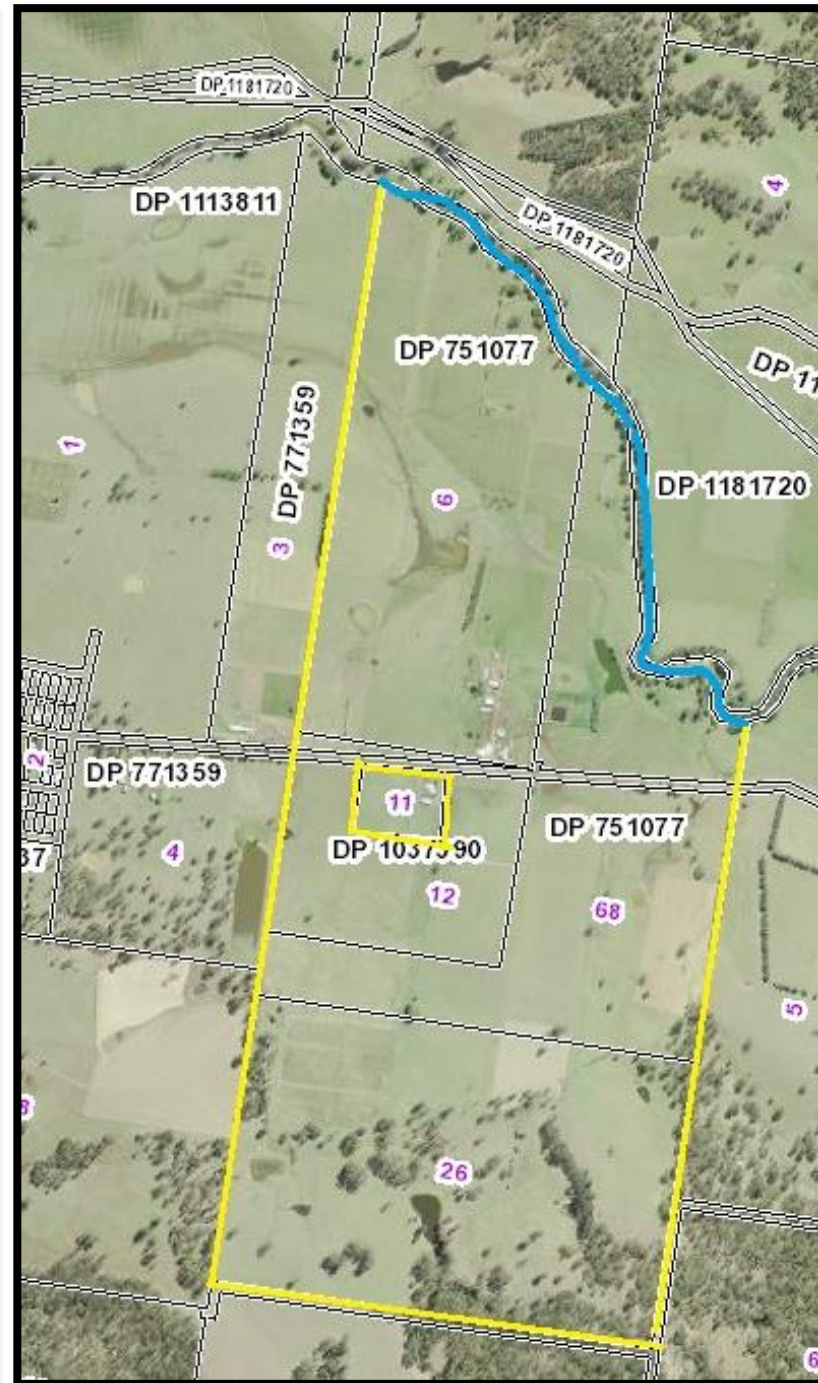
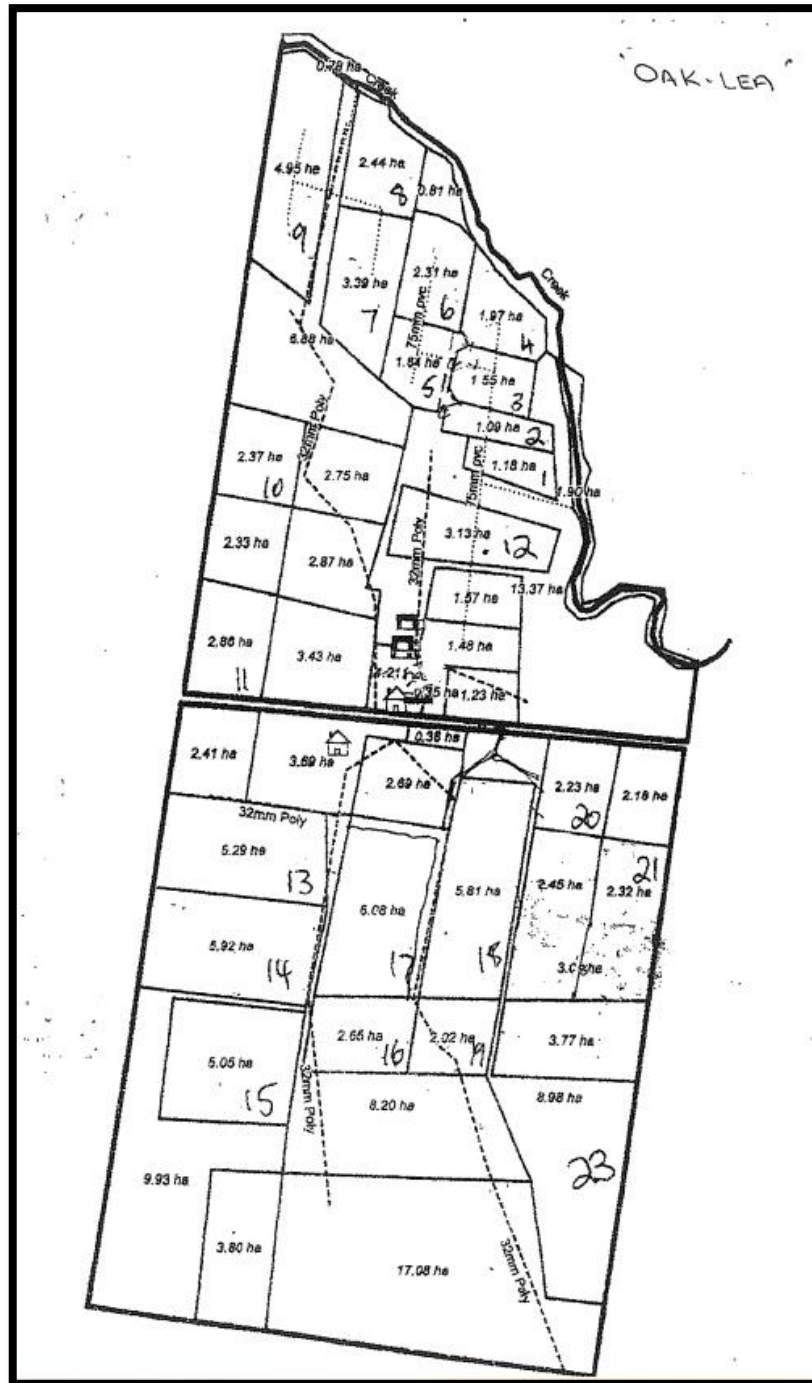












**PLEASE NOTE: A full list of the
“Walk In Walk Out”
Improvements, Plant, Machinery,
Livestock & Sundries can be
found by going to
www.kyogle.com**