



**“YONGURRA” 352 ACRES**



How would you like to enjoy over 2.2kms of bubbling creek frontage, with heaps of swimming and fishing holes plus have all the privacy and seclusion in the world that you deserve and with all that, enjoy 352 acres of tree studded hills, plateaus, valleys, springs which have an abundance of fauna & flora. The property is situated only 10 minutes' drive to the beautiful township of Kyogle, and is surrounded by State Forest on two sides.

Improvements include a 2-bedroom 2-bathroom weekender with all gas appliances, wood heater and wide verandah's where you can sit back and relax and listen to bubbling creek below. Other improvements include a new 10m x 9m double bay lock up steel shed with two roller doors, a mezzanine and two containers with a skillion joining them to make extra storage for machinery and implements.

Water for the farm comes from Back Creek, 3 rainwater storage tanks, springs and dams. Back Creek is lined with Oak Trees which are loaded with Staghorn's. The creek is home for many native animals including Platypus, Perch/Bass, Crayfish and Catties which have been seen and caught in the stream. The property is nestled between Boorabee mountain and Fairymount near Kyogle and consists of rich volcanic basalt soils and native timbers where you can graze up around 60 steers. The land is gentle undulating at the front and runs back into timbered ridges and plateaus ideal for grazing, bike riding, 4-wheel driving and bush walking.

The present owners have levelled building sites with the intention of building a couple of houses and sheds on a high cleared ridge that has commanding views. All the tracks and roads in and around the property are in very good condition. PRICE \$1.4M

For an immediate inspection contact Mike Smith 0413300680 or Lance Butt 0455589932





























