



**“COLLINS CREEK” 335 Acres**

# Collins Creek – 335 Acres

## PROPERTY DESCRIPTION: Lots 80 & 90 DP755763

**COMMENT:** New to the market is a real production powerhouse located less than 10 minutes to north of Kyogle. It consists of approximately 335 acres of extremely productive creek flats running to an open valley. It is well fenced into grazing and holding paddocks and has a gravel laneway system leading to the fully equipped stockyards which are as new.

**IMPROVEMENTS:** There are two, three-bedroom homes on the property both currently rented, a fully equipped steel stockyards with a vet crush, steel loading ramp and a concrete floor plus an iron and timber constructed machinery shed.

**LAND:** The land is made up of approximately 50+ hectares of creek flats that could be irrigated with the balance of the country being suitable for grazing.

The land is ideal for cropping, hay production, livestock breeding and fattening.

**WATER:** Water is a distinct feature of the property and includes Fawcett Creek frontage, one large spring fed dams and an equipped bore servicing several water troughs located over the property

**IRRIGATION:** WAL: 22462 - 166ML Irrigation License from Fawcett Creek.

**CARRY CAPACITY:** The property is currently running cows and calves but in recent years it has milked up to 170 cows. The owner estimates the property to run up to 150 breeders.

**SUBDIVISION:** The property has DA approval for 6 lots and substantial commencement has been done. The lots range from 2hectares to 50hectares.

**INSPECTIONS:** For more details including the price of this highly productive property and to arrange an inspection, please contact Mike Smith on 0413 300 680 or Lance Butt 0455 589 932.





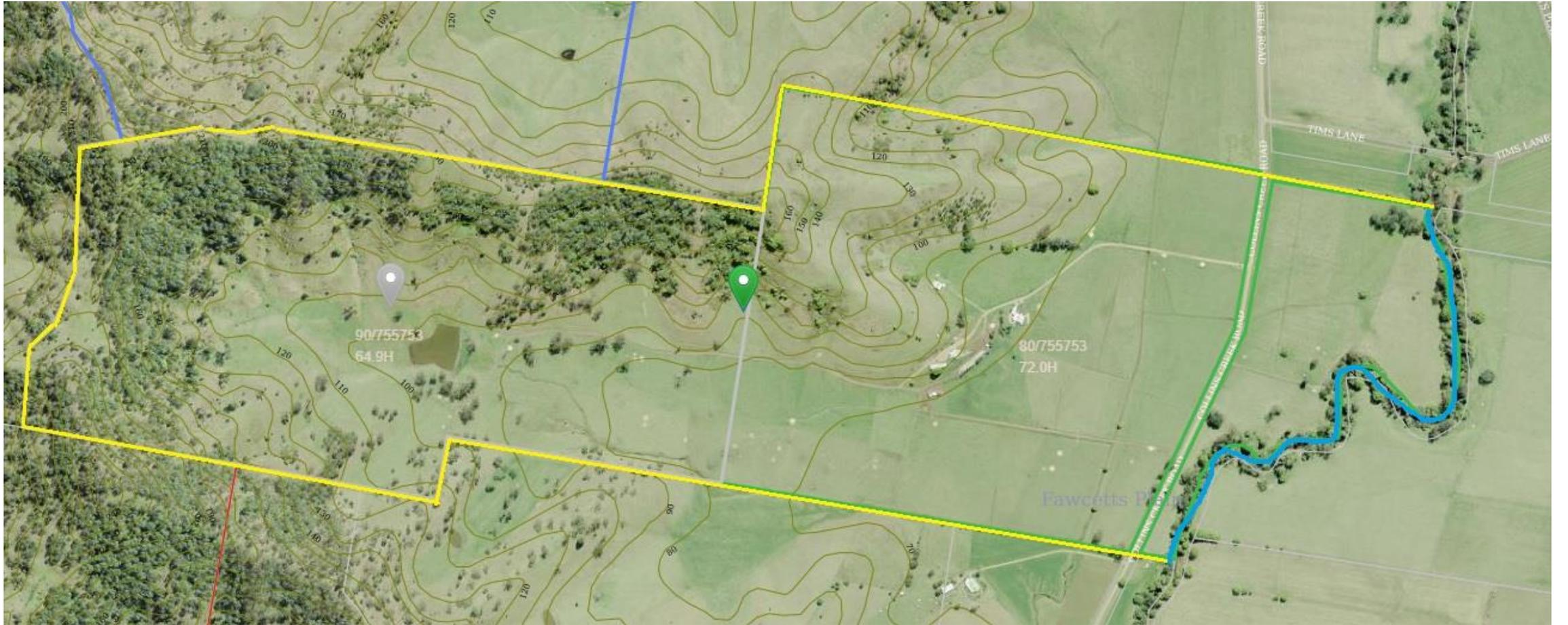


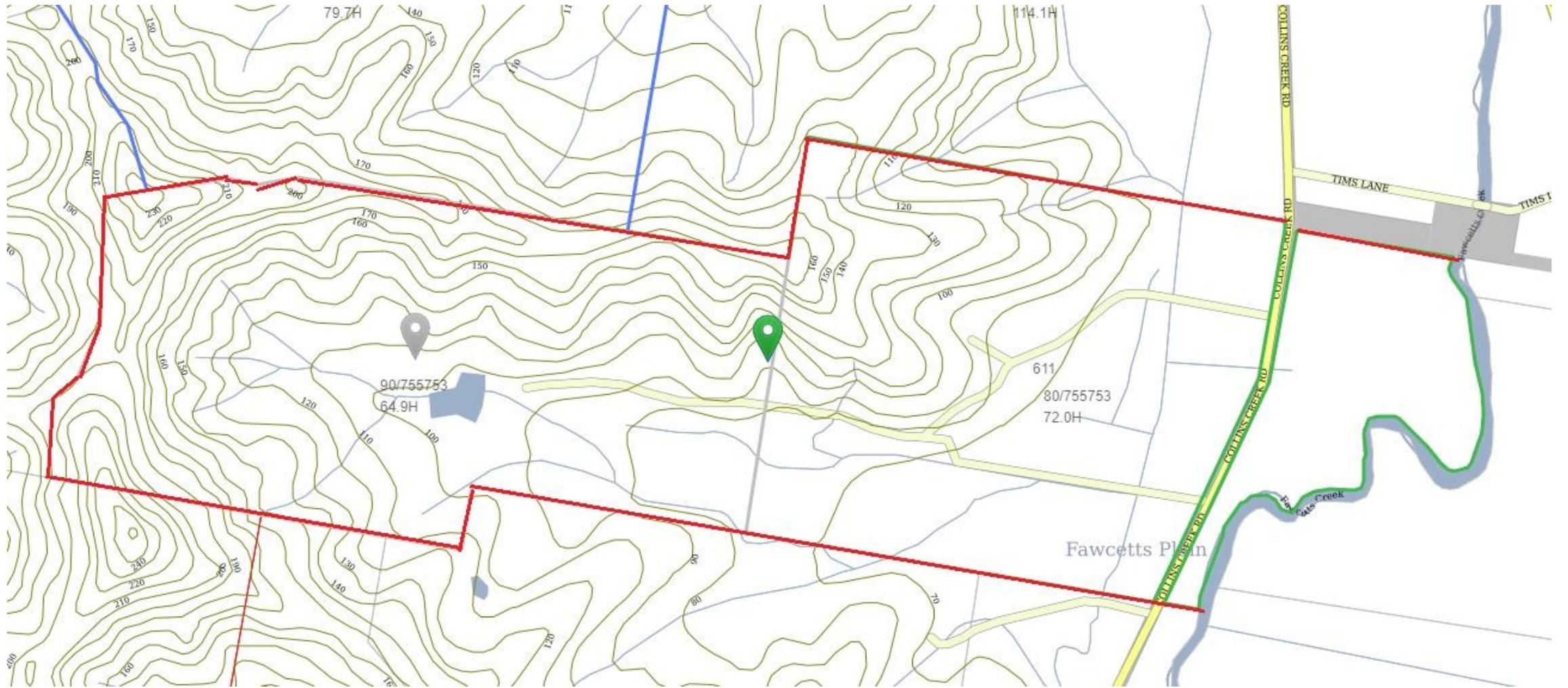












# Subdivision Plans & Engineering Plans available

