

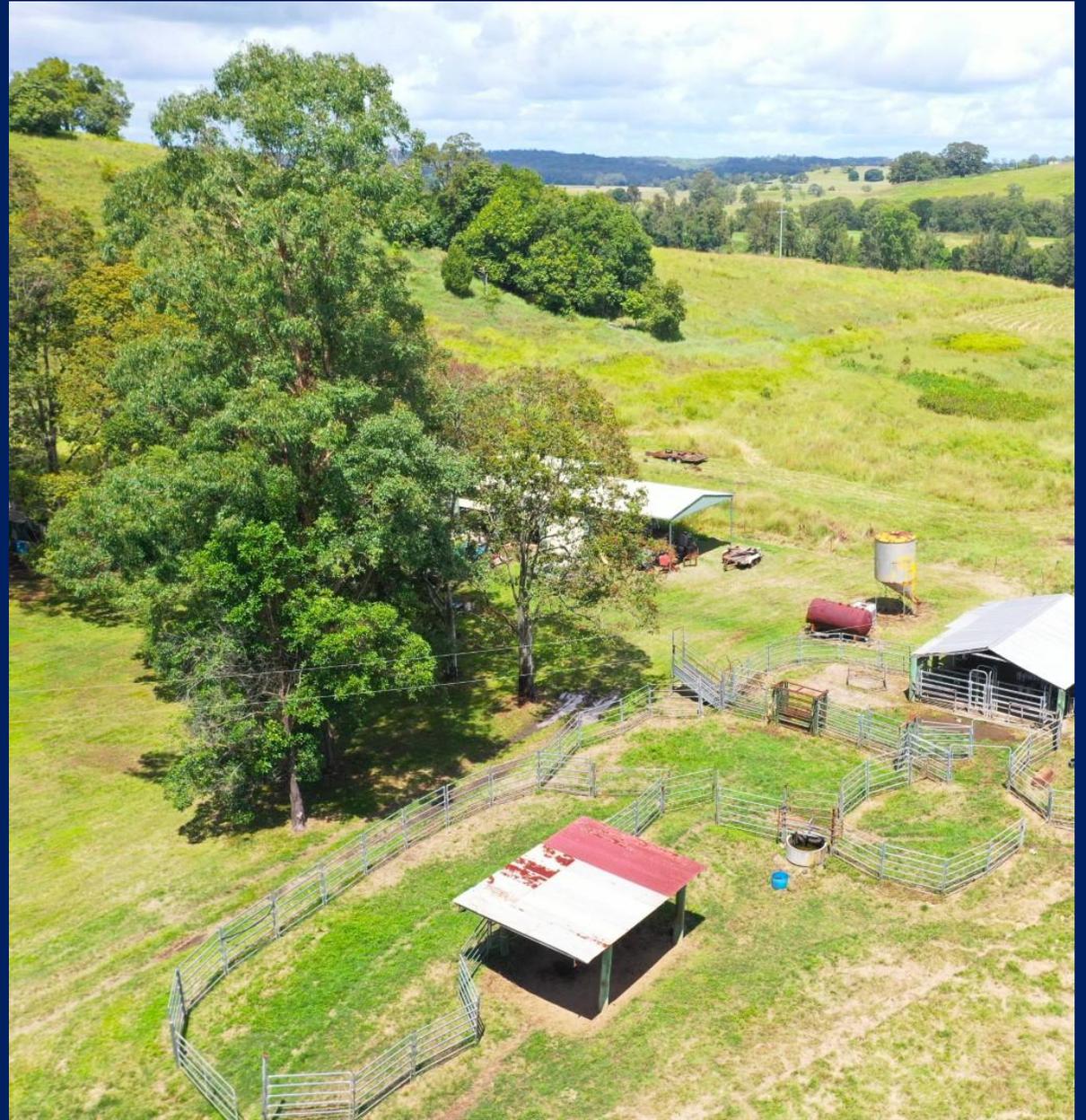


“CLAIRE VALE” 64 ACRES

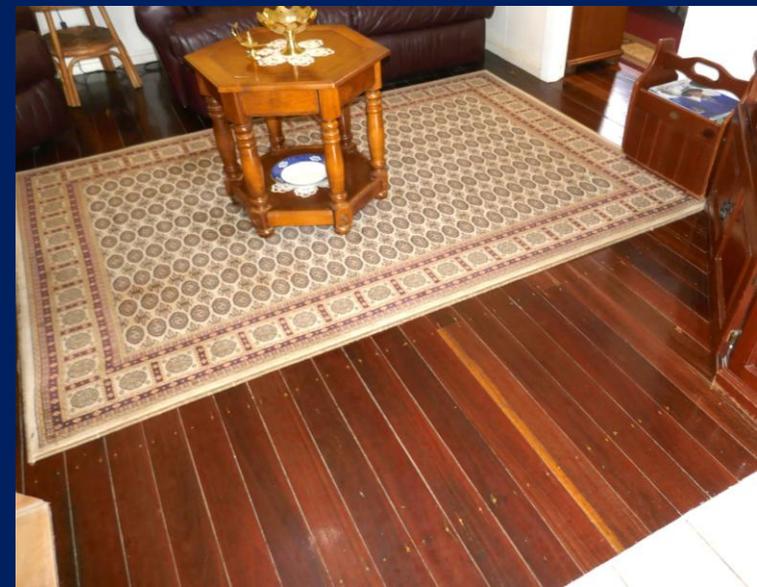
“CLAIRE VALE” 64 ACRES

“Claire Vale” Peace on Eden Creek This creek bank property consists of 64 acres (25.85ha) of the most productive land you can find on the North Coast of NSW with 1.8km of creek frontage. With a total of 88ML of irrigation available with mains and hydrants in place, you could grow crops and cattle all year round. The irrigation water is pumped from Eden Creek. Improvements on this productive parcel of land include a cosy 2/3 bedroom + sleepout timber home with features a front and side verandah to take in the views of the fauna and flora that surround the homestead. Inside there are 2 bathrooms, a kitchen with timber cabinets and draws, dishwasher, elec. oven and rangehood, a dining room, stunning hardwood flooring, air conditioning, fans and wood heater. Other improvements include: 5 Bay steel 20m x 7m machinery shed with power connected and concrete floor Steel Stockyards with a vet crush, head lifter and steel loading ramp Race used milking house cows (portable milking machines included) Older dairy building with a concrete floor used for storage 4” Underground water mains – 10 above ground Hydrants 5 Barbwire and electric fencing through Silo and steel molasses tank plus heaps of sundries farm items Dog pen, Horse Shelter, Garden Shed plus a Garden Patch for the vegies LAND: Gentle undulating to flat river flats with deep alluvial soils suitable for all types of cropping including small crops such as Garlic which has been grown successfully on this property. The land is subdivided into 7 main grazing and cropping paddocks. PASTURES: Rhodes Grass suitable for hay production with Paspalum, clovers and native grasses. WATER: The property has two irrigation licences totaling 88 Megalitres, several rain and creek water storage tanks, 3 springs and water troughs. LIVESTOCK CAPACITY: 35/40 Breeders COMMENT: As you enter “Claire Vale” you are entering into a remarkable property, it has a long driveway to the house which is set on an elevated very private part of the property and is surrounded by beautiful gardens and trees. The lawns are manicured and apart from the mature trees surrounding the homestead there are several established fruit trees. This setting would make a great place for your kids and grandchildren to enjoy and have family gatherings on this unique family farm. There is access to the creek for a dip on a hot day and shade to enjoy along the tree studded creek banks of Eden Creek. The property is located between Kyogle and Casino with about a 20- minute drive to each and only an hour to the nearest beach. INSPECTIONS: By contacted the selling agents Mike Smith 0413 300 680 or Lance Butt 0405 589 932





















peach tree



murcott mandarine



blood orange



lemon tree



parramatta orange



isabella grapevine

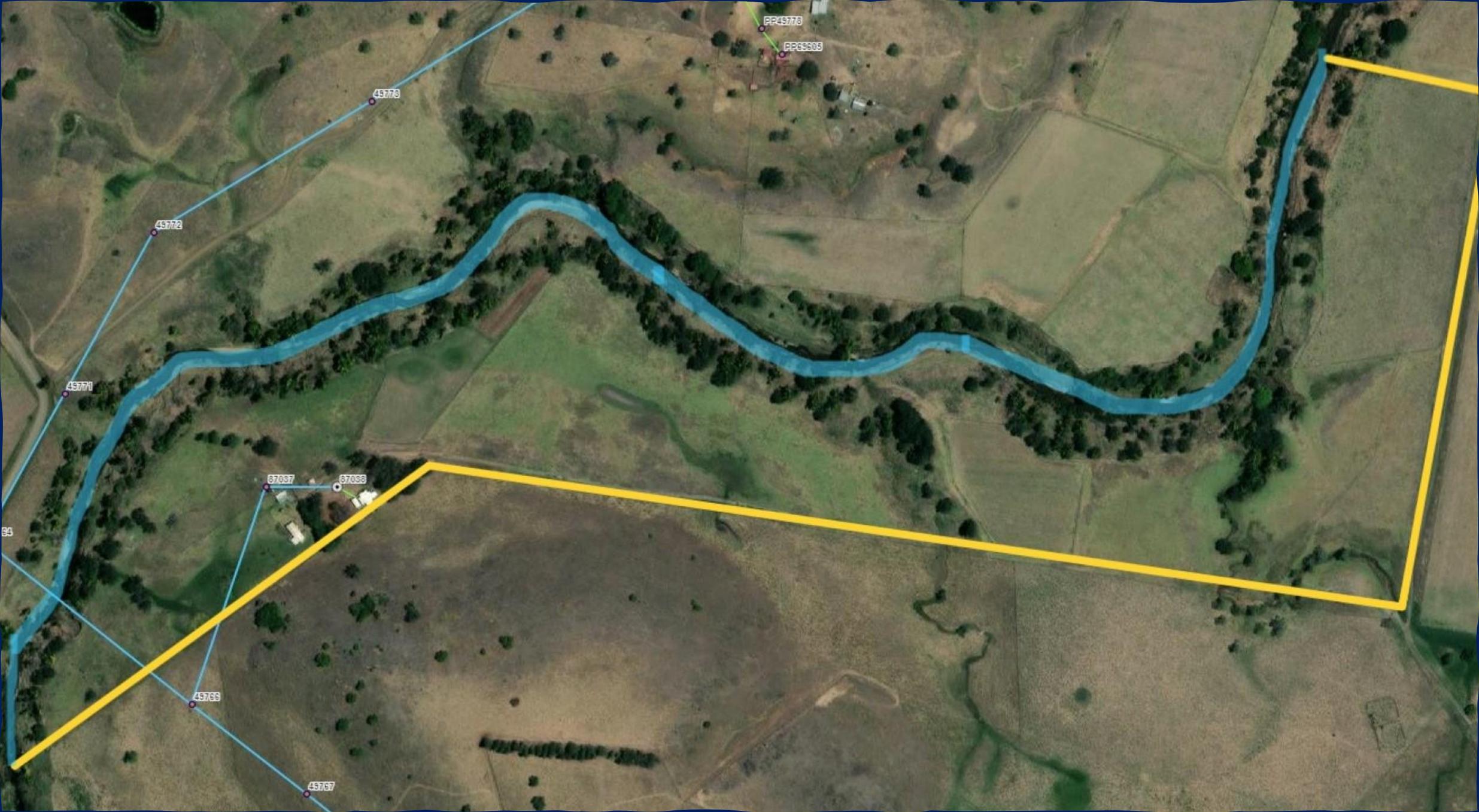


navel oranges



persimmon





PP45773

PP66605

45770

45772

45771

87037

87038

45769

45767

94