



“FAIRY HILL” 151 ACRES

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HORTICULTURAL PURSUIT

151 Acres of Rich Red Volcanic Frost & Flood Free Soil.

88Megalitres of Irrigation water available with the potential to build a 21ML dam.

IMPROVEMENTS: One 42metre long 7 bay Machinery and Hay Shed, 4.2M High to accommodate any type of farm machinery and 20M wide PLUS a 18M long 3 x 3.6M Bay Lock up machinery shed with an office, kitchen, toilet & shower, spare rooms and a mezzanine for extra storage. The base has 5” of concrete and three phase power available at the shed. There is a fully equipped set of steel stockyards, loading ramp and vet crush.

LAND: Gentle sloping to flat with 360-degree panoramic views of the Richmond Valley through to Kyogle and the distant Border Ranges National Park. To take in these views, there has been a level building site developed which has power and septic available.

WATER: Currently there are 5 irrigation bores, 5-inch underground mains with risers and 88 megalitre irrigation license. The livestock are watered by 2 equipped windmills & water troughs. Rainfall is around 1400mm per annum.











AGRICULTURAL POTENTIAL: The property is frost and flood free and lends itself to any type of cropping or small cropping such as Blue Berries, Passion Fruit, Sweet Potatoes, Citrus, Mangoes, Lucerne, Corn, Soybean and much more.

HISTORY: The Jamieson family (Fairy Gem Peanuts) originally grew peanuts on this red soil country and in 1985 the property was developed into a Tea Farm. In the early 2000's it was converted back to growing Lucerne and Rhodes Grass Hay and Silage plus run cattle.

The present owner of 10 years enjoys hay production and fattening cattle.

LOCATION: The location is like the property, perfect in every way. Situated only 10 minutes from Casino, 15 minutes to Kyogle and all the North Coast of NSW's beaches on your doorstep. Gold Coast International Airport is less than 2 hours and Ballina for domestic is around 60 minutes' drive. Rail to Brisbane and Sydney go daily from Casino & Kyogle.

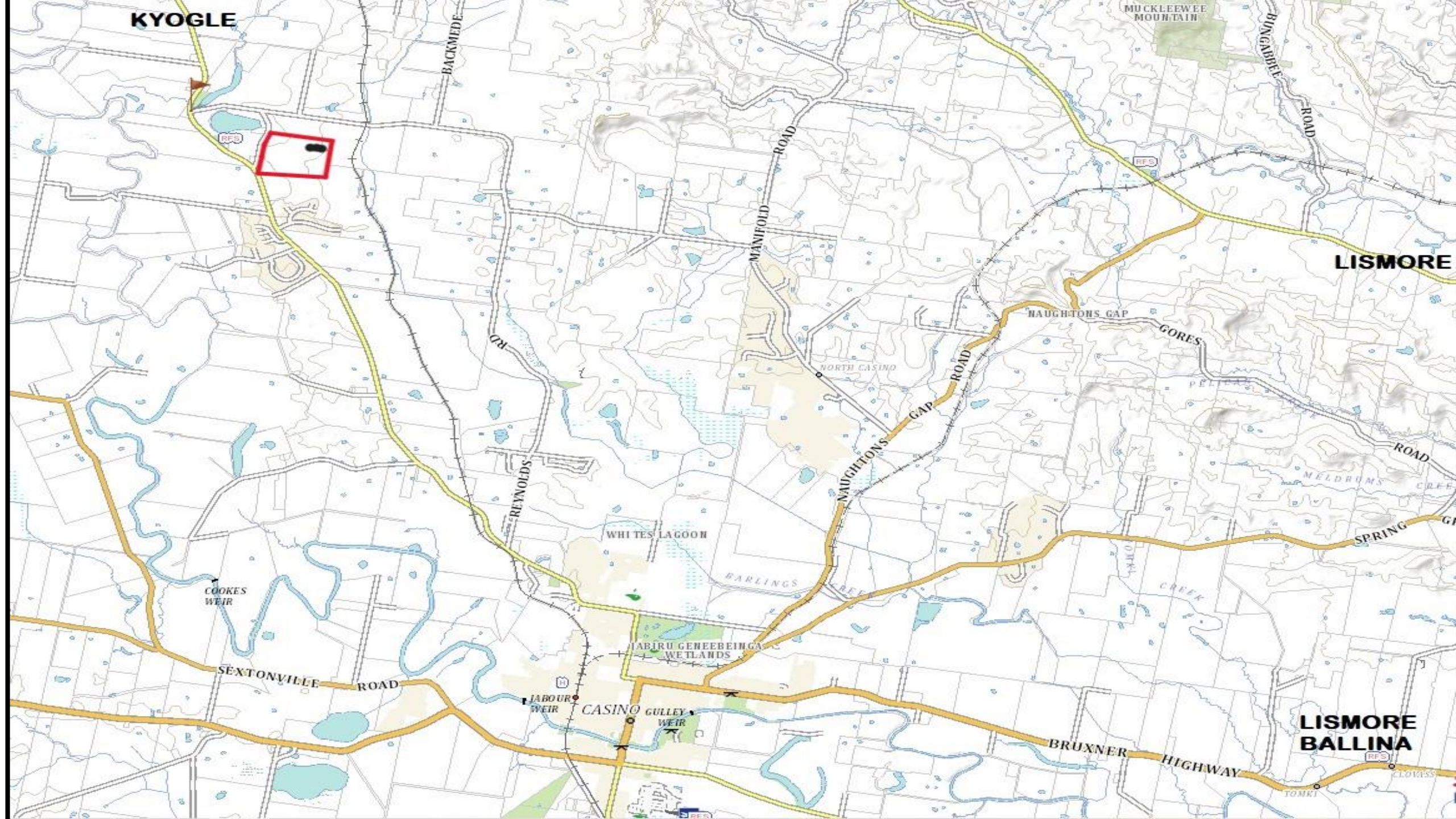
COMMENT: The potential of this Fairy Hill property, given its quality of the improvements, quality of land and location is endless.

The population of the North Coast is growing faster and faster each year, and the pressure to grow food and supply this growing population in this area is going to be immense and profitable.

This farm could become one of those much needed "Food Bowls" that can grow any type of food, given its climate and rainfall.

PRICE: EXPRESSIONS OF INTEREST

Please contact the selling agents Mike Smith 0413 300 680 OR Lance Butt 0405 589 932 for an inspection.



KYOGLÉ

BACKMEADE

MANIFOLD ROAD

MUCKLEWEE MOUNTAIN

BUNGARRIE ROAD

LISMORE



COOKES WEIR

SEXTONVILLE ROAD

REYNOLDS

WHITES LAGOON

BARLINGS

JABIRU GHEREEBINGGA WETLANDS

JABOUR WEIR

CASINO GULLY WEIR

NORTH CASINO

NAUGHTONS GAP ROAD

NAUGHTONS GAP

GORES

BRUXNER HIGHWAY

LISMORE BALLINA

TOMKI

CLOWISS