



“HORSESHOE CREEK” 320 ACRES

Horseshoe Creek: An Outstanding Rural Property

Welcome to Horseshoe Creek, a remarkable 320-acre property that harmoniously combines natural beauty with productive farming capabilities. Located just 12ks from Kyogle, this exquisite parcel offers not only a picturesque landscape but also a well-equipped setup for sustainable farming and comfortable living.

Property Features:

- **Scenic and Functional Water Features:** Horseshoe Creek gracefully winds for approximately 2 kilometers along one boundary of the property, providing a reliable and picturesque water source for livestock. In addition, numerous springs are scattered across the land, and a seasonal waterfall is located just behind the house. For added convenience, the property is equipped with reticulated water systems sourced from both the creek and a solar-powered spring.
- **Charming Family Home:** At the core of the estate is a solid timber family residence featuring four spacious bedrooms. The home is designed with an emphasis on comfort and social gatherings, offering one indoor entertaining area and two outdoor spaces that are perfect for hosting friends and family. The residence is strategically positioned to take full advantage of the scenic views provided by the surrounding natural features.
- **Practical Farm Infrastructure:** The property is equipped with essential farm infrastructure, including farm sheds and a decommissioned dairy, all situated beneath majestic fig trees that provide both shade and aesthetic appeal.
- **Efficient Livestock Management:** Two sets of working cattle yards are strategically located to facilitate efficient livestock management. The property is thoughtfully divided into six paddocks, allowing for effective rotational grazing and land management. The flat paddocks are ideal for winter feed production, supported by a Kikuyu and clover base, while the elevated plateaus are used for improved pastures that provide warm winter grazing.
- **Well-Maintained Pastures and Fencing:** The property is currently home to 90 cattle and is meticulously maintained. The paddocks are clean and well-kept, and the fencing throughout the estate is in excellent condition, reflecting the care and dedication of the current owners, who have lovingly managed the land for over 50 years.

Why Horseshoe Creek Stands Out:

Properties of this caliber are a rare find and typically do not stay on the market for long. The seamless integration of stunning natural features with functional agricultural infrastructure makes this property a unique opportunity for those seeking a blend of beauty and productivity in their rural lifestyle. Whether you're looking to expand your farming operations or simply desire a serene and picturesque home setting, Horseshoe Creek offers it all.

Don't Miss Out:

This exceptional property is ready to welcome its new owners. For more information or to schedule a personal inspection, please contact Lance Butt at 0455 589 932. Seize this opportunity to own a piece of paradise that truly embodies the best of rural living and farming.













