



“KENTUCKY” 412 ACRES



Just 20 minutes west of Kyogle, in the tightly held Iron Pot Creek district, “KENTUCKY” stands as a superb example of a well-developed and thoughtfully managed Northern Rivers cattle property. Spanning 412 acres of balanced grazing country, this impressive holding combines highly productive pasture, secure water infrastructure, and practical improvements — all set against a backdrop of striking natural beauty.

From the fertile creek flats to the gentle low ridges and spring-fed valleys, the land unfolds into a picturesque, tree-lined escarpment at the rear, creating both shelter and visual appeal. It’s a property that offers scale, functionality, and genuine future upside.

Built for Productivity

“KENTUCKY” has been developed with efficiency in mind. The fully equipped cattle yards are strategically positioned adjacent to the road, allowing seamless livestock handling and transport access. The property is divided into eight main grazing paddocks, complemented by several holding paddocks — all well-shaded and serviced by reliable water sources. Water security is a standout feature. Spring-fed dams and concrete troughs ensure consistent stock supply, while a two-inch mainline from Iron Pot Creek distributes water across the farm to a large header tank above the homestead. This reticulated system services cattle troughs and gardens alike. Further enhancing irrigation capability is a valuable 60-megalitre water allocation from Toonunbar Dam — a significant asset in any season.

There is over 500 meters of Iron Pot Creek Frontage.

Strong Pasture Foundation with Room to Grow

Significant investment has been made in pasture improvement, with native grasses progressively replaced by highly productive varieties including Rhodes grass, Seteria, Creeping Shaw Vigna, and Seratro. Along the fertile creek flats, Kikuyu, Paspalum and seasonal clovers thrive.

The current owners plant cow pea and millet to make silage for on-farm use or sale — ensuring year-round feed availability. With continued pasture development, there is realistic potential for further productivity gains.

Extensive Infrastructure

The property's improvements are comprehensive and practical:

A substantial 4-bay hay and machinery shed (19m x 8.5m) with gated protection

A well-designed workshop shed (15m x 9m) with two large roller doors, concrete flooring and power

A recently completed 4-bay car shed

A dairy converted into stables with yards, complete with a tack room & storage area, it could also be utilised for farm stay accommodation or B&B

A professionally prepared dressage arena, adding versatility for equine pursuits

Every structure reflects careful planning and functionality.

Comfortable Country Living

The three-bedroom, steel-framed residence provides comfortable, low-maintenance living. A spacious open verandah captures sweeping views across the property, fitted with outdoor blinds for year-round enjoyment.

- Main bedroom has air conditioning, ceiling fan and built-in robe. There is a large sliding door opening onto the verandah
- Second bedroom has a ceiling fan and built in robe
- Open plan lounge and dining has air conditioning , ceiling fans and a cosy wood fire heater
- Kitchen is complete with electric cooking appliances and a dishwasher
- Solar Hot Water

A large fernery and raised garden beds complete with a fully enclosed Child and pet-proof fence enhance the home's appeal, while an impressive 90,000 litres of rainwater storage services the residence, supplemented by an additional 60,000 litres connected to the sheds and dairy.

The result is a practical family home that integrates seamlessly into its rural surroundings.

A Rare Opportunity

Beautifully presented and highly productive, “Kentucky” represents a rare opportunity to secure a quality cattle property in one of the Northern Rivers’ most desirable rural districts. With solid infrastructure, reliable water, improved pastures, and scope for further carrying capacity gains, it offers both immediate returns and long-term potential.

For seasoned graziers or those seeking to enter the industry with a well-established foundation, “Kentucky” is a compelling proposition.

For further information or to arrange an inspection, contact:

Mike Smith – 0413 300 680

Lance Butt – 0455 589 932

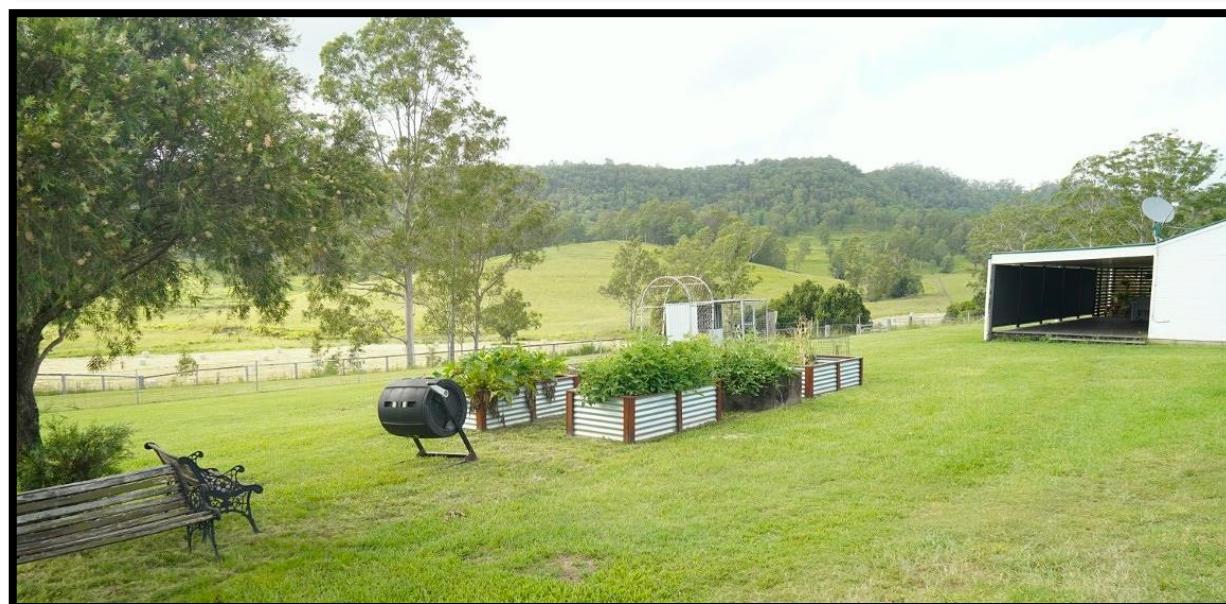
A property of scale, substance and genuine promise — “Kentucky” is ready for its next chapter.



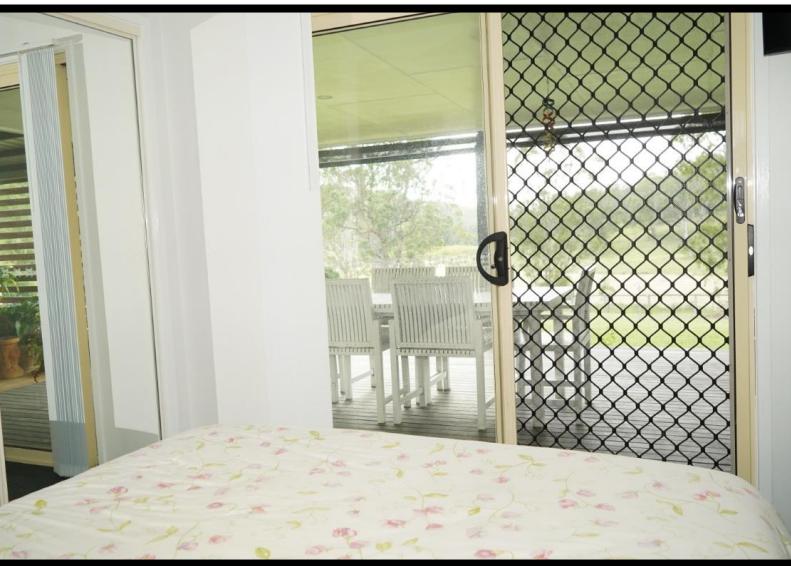














FRONT PADDOCKS

