

“GLENGOWRIE” KILGRA



454 ACRES



454 ACRES @ KYOGLE \$3.5M

PROPERTY DETAILS

KILGRA BREEDER FARM – 12 MASONS ROAD, KILGRA VIA KYOGLE NSW 2474

Title Reference: Title / Volume/ Folio and Area (ha)

12/DP1132259 – 12/1132259 area 38.70HA 14/DP1132259 – 14/1132259 area 5.35HA 1/DP132114 – 1/132114 area 3.60HA 2-3/DP132114 – Auto Consol 6766-238 area 61.02HA 1/DP384318 – 1/384318 area 74.93HA

Land Area: 183.60 HA - 454 ACRES

Property Overview:

"**Glengowrie**" currently runs around 120 cows and calves plus a 1,600 sow piggery. The property occupies an irregular shaped land parcel, formed by six (6) surveyed parcels, held in freehold ownership, with a total land area of approximately 183.60 hectares - 454 Acres. Development includes approximately 15.00 hectares of piggery infrastructure with the balance of 168.60 hectares as grazing and support. Water for the operations is sourced from an aquifer, which is approved by a water access license with a share component of 5.00 units. Improvements include nine (9) working sheds, managers' residence, administration building, machinery shed and old feed mill shed/workshop, steel stockyards.

Improvements: include a 3-bedroom house with an ensuite and bathroom, separate office and amenities block, stockyards, machinery shed and piggery infrastructure.

Land: Runs from river flats up into some basalt hill country with fertile valleys. The country has Kikuyu, Paspalum and Natural Grasses throughout.

Water: The property is watered by dams, water troughs, 5ML Bore and Springs.

Carrying Capacity: 120 Cows and Calves

Situation: "Glengowrie" is only 10 minutes from Kyogle, 2 hours to Brisbane and around 70 minutes from Ballina.

For inspections and further information, please contact the selling agents:

Mike Smith 0413 300 680

sales@kyoglerealestate.com

Lance Butt 0455 589 932

lance@kyoglerealestate.com







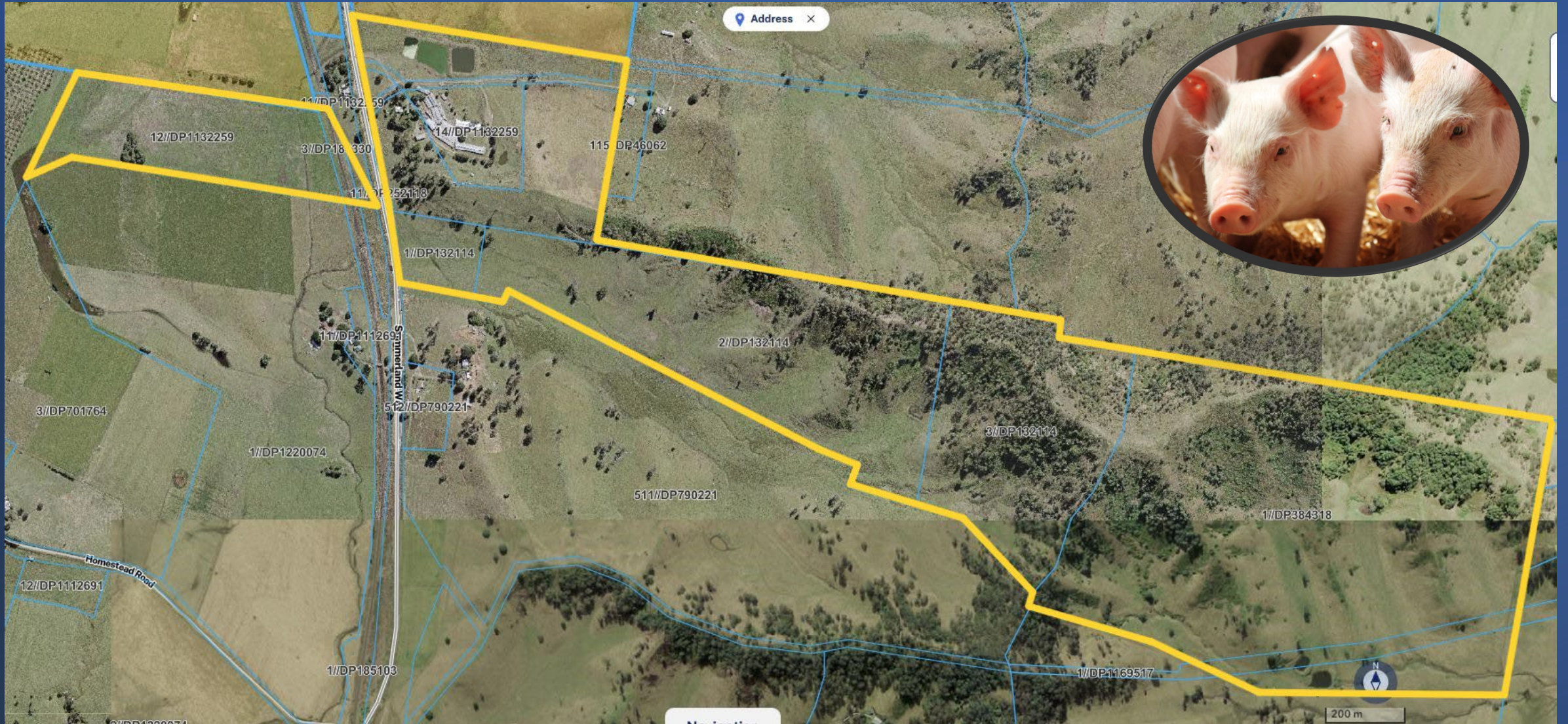


**“GLENGOWRIE” KILGRA
VIA KYOGLE**





"GLENGOWRIE" AERIAL MAP



"GLENGOWRIE" TOPO MAP

