



**“OAK LEA” & “MCLEANS CAMP” 924 ACRES**

## “OAK LEA” \*& “MCLEANS CAMP – 924 ACRES on 6 Titles

“OAK-LEA” Dairy is situated at Old Bonalbo in the North Coast region of NSW and is a little over an hours' drive to Casino, two and a half hours to Brisbane and under 2 hours to most of the north coast beaches.

The 5-bedroom home is a nice comfortable timber home with hardwood polished floors, kitchen, two bathrooms, lounge, dining room and a fully enclosed entertaining area. Joining a house is a 4th bedroom or large office and accommodation for several cars.

Close to every square inch of this property is useable and the land has a gentle slope from the back boundary, all the way to its fertile creek flats which border Duck Creek. Most of the land has been pasture improved for grazing and silage. There is a 12-hectare irrigation licence on the creek with two thirds of the creek flats having underground mains, but the irrigation is rarely used. There is a network of water troughs in most paddocks which are connected by several laneways. Extensive new fencing has been done in the past twelve months. The watering system that are in place is excellent and include a gravity system, 2 solar pumping systems along with many water storage tanks and a pump on the creek if needed.

The property's infrastructure supports a robust "Paddock to Plate" business, underpinned by the owner's estimation of a carrying capacity of up to 300 breeders. With bitumen road access and a network of laneways and troughs throughout, this is a property that has been meticulously developed to maximise efficiency and productivity.

They have 100 steers on the feed at any one time and using their own livestock & fodder grown on farm to maximise their return of their own livestock.

The owner is willing to stay on and manage the property as well as continue the meat business for the new owners.

There is the opportunity to harvest some good quality hardwood timber off “Macleans Camp” which has a 10-year PNF left.

For your opportunity to purchase this very productive jewel in the crown property, contact the selling agents **Lance Butt 0455 589 932 or Mike Smith 0413 300 680** for an immediate inspection.





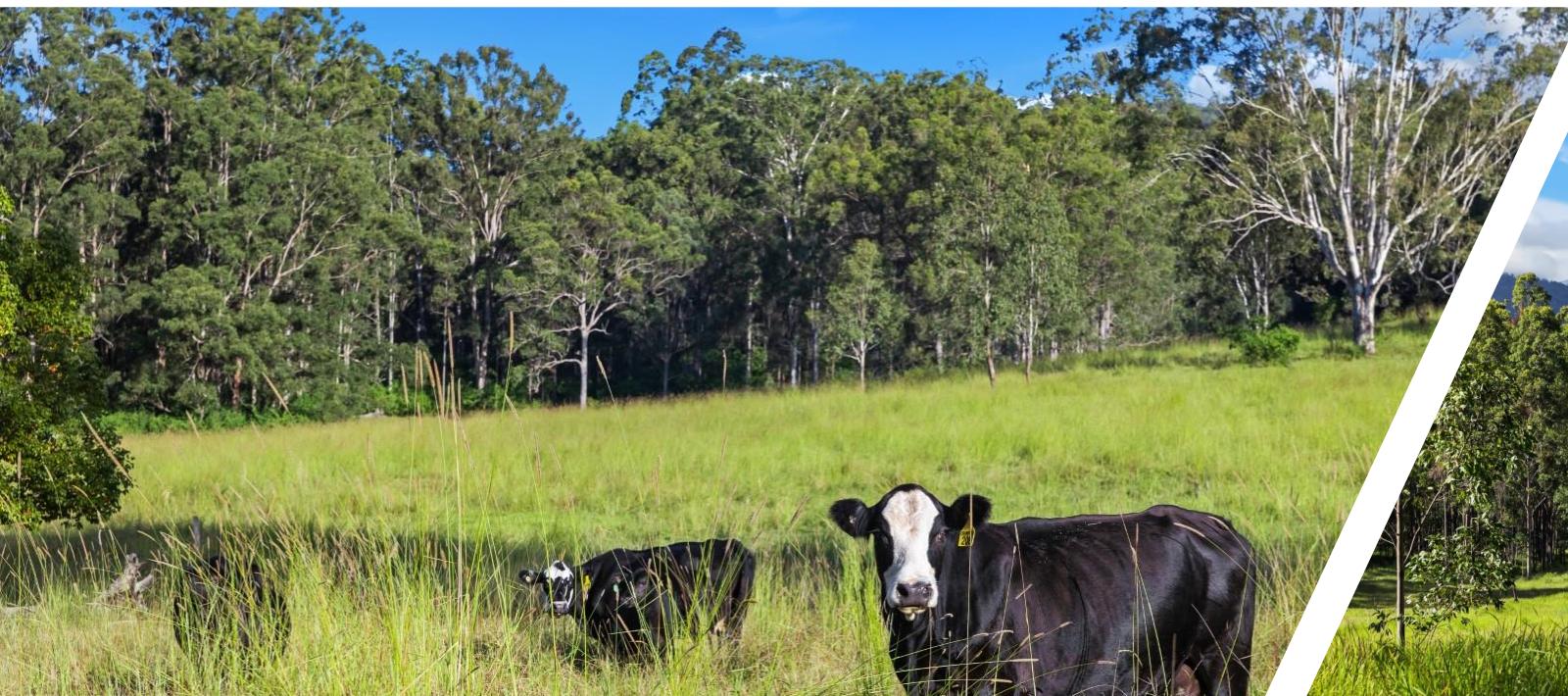


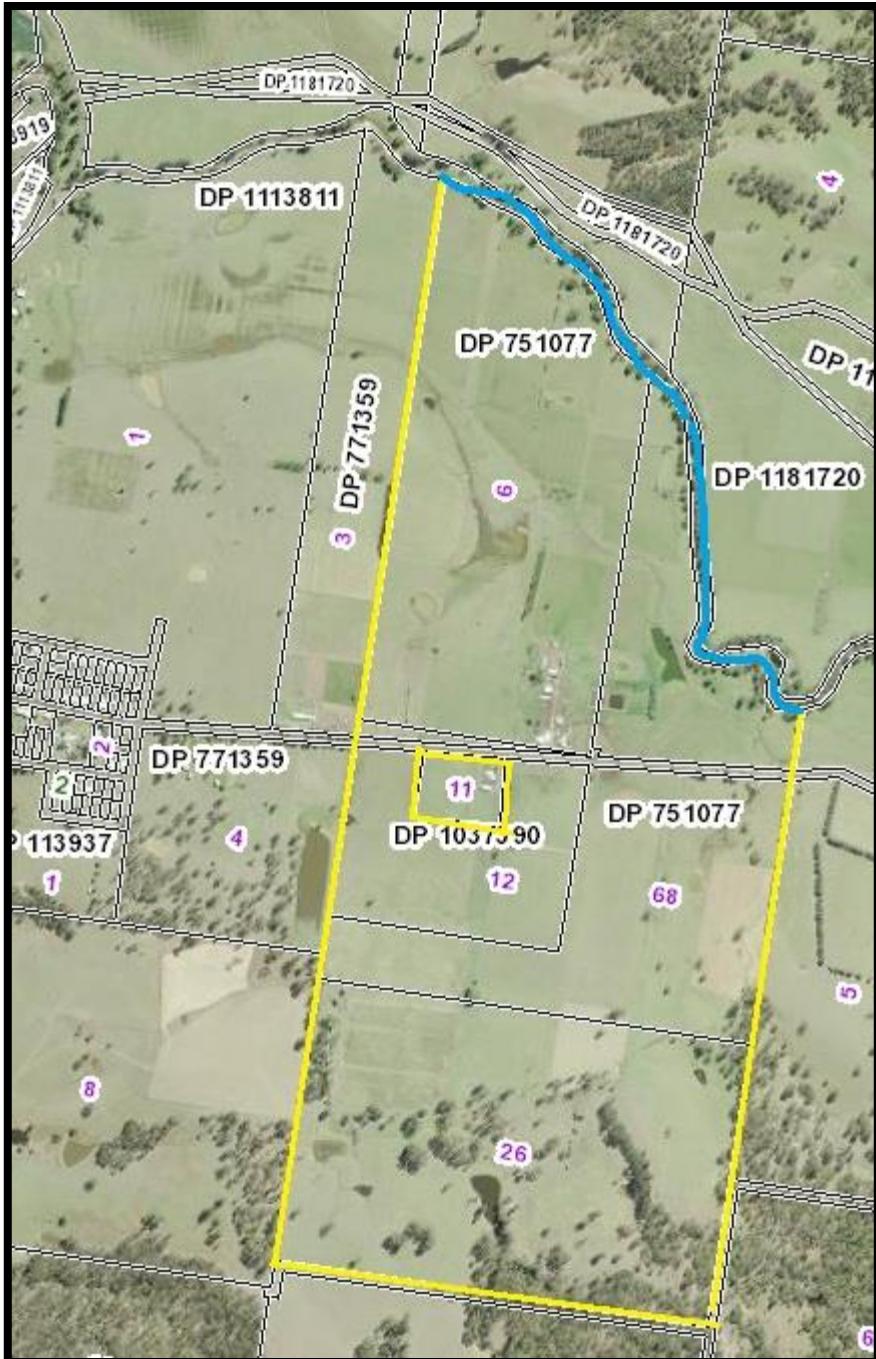




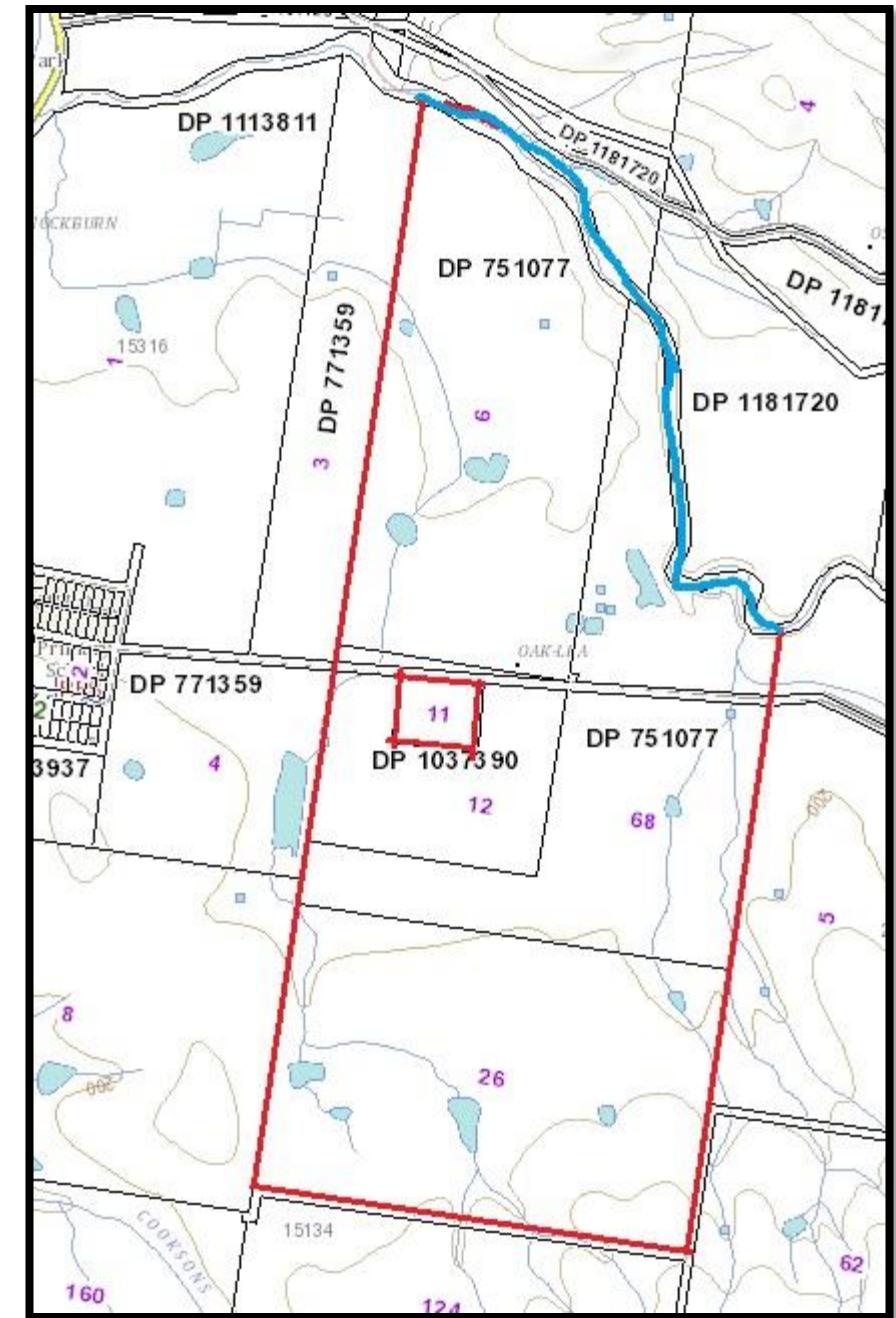








## “OAK LEA”



# “MCLEANS CAMP”

