



# “ROCK VALLEY” 162 ACRES

## Exceptional 162-Acre ex-Dairy Property close to Lismore running 70 cows and calves

**Location:** Just 10 minutes from the heart of Lismore – Lot 1 DP122619

**Overview:** This stunning 162-acre productive property is ideal for both agricultural and lifestyle pursuits. It boasts deep basalt creek flats that traverse the land, thanks to the picturesque Leycester/Hanging Rock Creek that boundaries the property. This natural waterway not only provides crucial stock water but also supports irrigation needs through a 43-megalitre water licence 22011. There are several water troughs and 5 dams that are used for stock water. The property has several elevated building sites to take in the valley views.

### Land and Topography:

- **Layout:** The farm features an open valley with lush, soft grazing plateaus on the boundaries, transitioning into rich arable creek flats. This diverse topography creates optimal conditions for both livestock, pasture and crop production.
- **Soil and Yields:** The deep basalt soil on the creek flats is renowned for its fertility, consistently delivering exceptionally high crop yields year after year.

### Fencing and Infrastructure:

- **Fencing:** The property is fully fenced with mainly concrete and timber post fencing along the perimeters and subdivided internally into productive paddocks, enhancing its usability and management.
- **Machinery Sheds:** Steel Machinery shed with power, shower, toilet and septic connected plus a smaller machinery shed.
- **Dairy Building:** The Herringbone dairy offers potential for repurposing back to a dairy.
- **Cattle Yard:** A large, functional cattle yard is equipped with all necessary facilities for efficient cattle processing and management.
- **Power Supply:** The property is equipped with three-phase power, providing the capability to support additional industrial or operational needs.

### Agricultural Potential:

- **Cattle:** The property can comfortably accommodate up to 70 cows and calves. It has a proven track record of producing prime vealers year after year.
- **Pastures and Crops:** The combination of native and improved pastures, along with extensive crop and feed production, ensures reliable and high-quality agricultural output.

### Highlights:

- **Prime Location:** Its proximity to Lismore offers both convenience and accessibility.
- **Productivity:** The farm's reliable production capabilities make it a standout choice for serious agricultural operations.
- **Aesthetic Appeal:** The property's natural beauty, combined with its productive assets, makes it a desirable location for both living and farming.

**Opportunity:** Properties of this calibre, offering a perfect mix of location, productivity, and natural appeal, are rare on the market. For a personal inspection and to explore this exceptional opportunity further, please contact Mike Smith at 0413 300 680 or Lance Butt at 0455 589 932.











