



“STRATHEDEN” 420 ACRES

BEEF & DAIRYING PROPERTY – 25 EDENVILLE ROAD, STRATHEDEN NSW 2470

PROPERTY DESCRIPTIONS

Lot 48/A/ DP6034 - Area: 43.6 Hectares (with all improvements)

Lot 43 DP6034 - Area: 72.3 Hectares of grazing and cropping land

Lots 40 DP6034 & Lot 1 DP256970 - Area: 52.2 Hectares (Richmond River Frontage)

IMPROVEMENTS: 2 bedroom – 1 bathroom Timber Clad Home with a metal roof, separate garage and laundry, small herringbone dairy, old piggery building, machinery and storage sheds.

WATER: Richmond River, 6 spring and catchment dams, well water is pumped to a header tank and gravity feeds to 5 troughs. There are several spring gullies running through the property and a rainwater storage tank plus an unused well.

IRRIGATION: 130 ML Available POA

LAND: The land is gentle undulating to flat ideal for grazing, cropping and dairying. Soils range from red volcanic to black soil flats. The property is subdivided into several paddocks and is currently used as a dairy but could easily be converted into cropping and grazing. Most of the country on the eastern side of the road would be flood prone. Grass include Kikuyu, Paspalum, Seteria and natural grasses.

CARRYING CAPACITY: (Commercial Breeders) 150 Cows and Calves

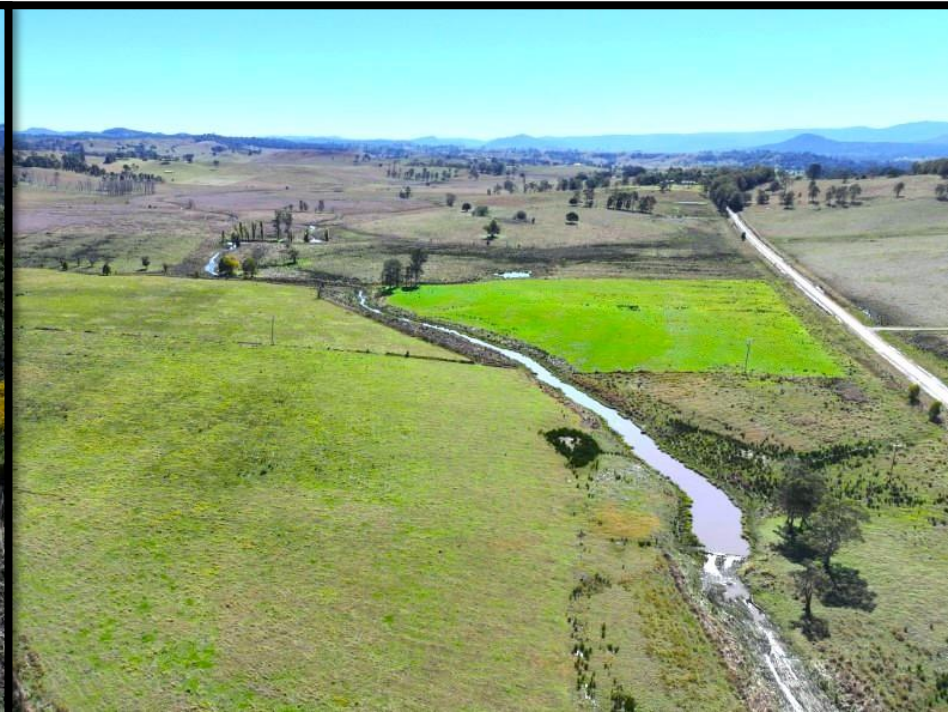
COMMENT: The property is located in the heart of some of the best dairy and beef producing land on the North Coast and does have frontage to the Richmond River. It is currently run as a dairy farm but could easily be converted to run cows and calves.

NOTE: The owner is looking for "Expressions of Interest" on the whole property or for the individual titles as listed above.

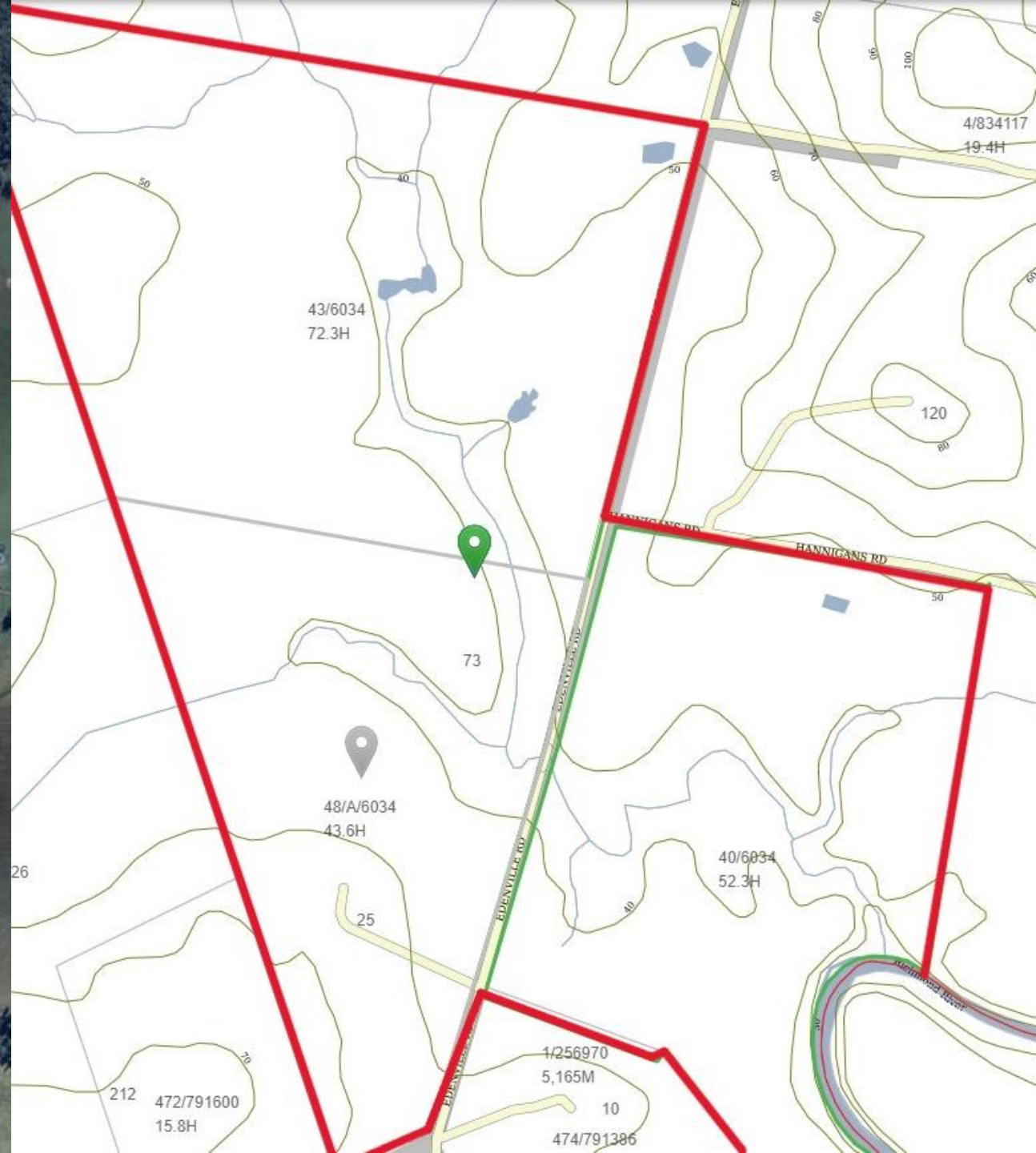
Contact Mike Smith 0413 300 680 or Lance Butt 0455 589 932 for more information and inspections times.

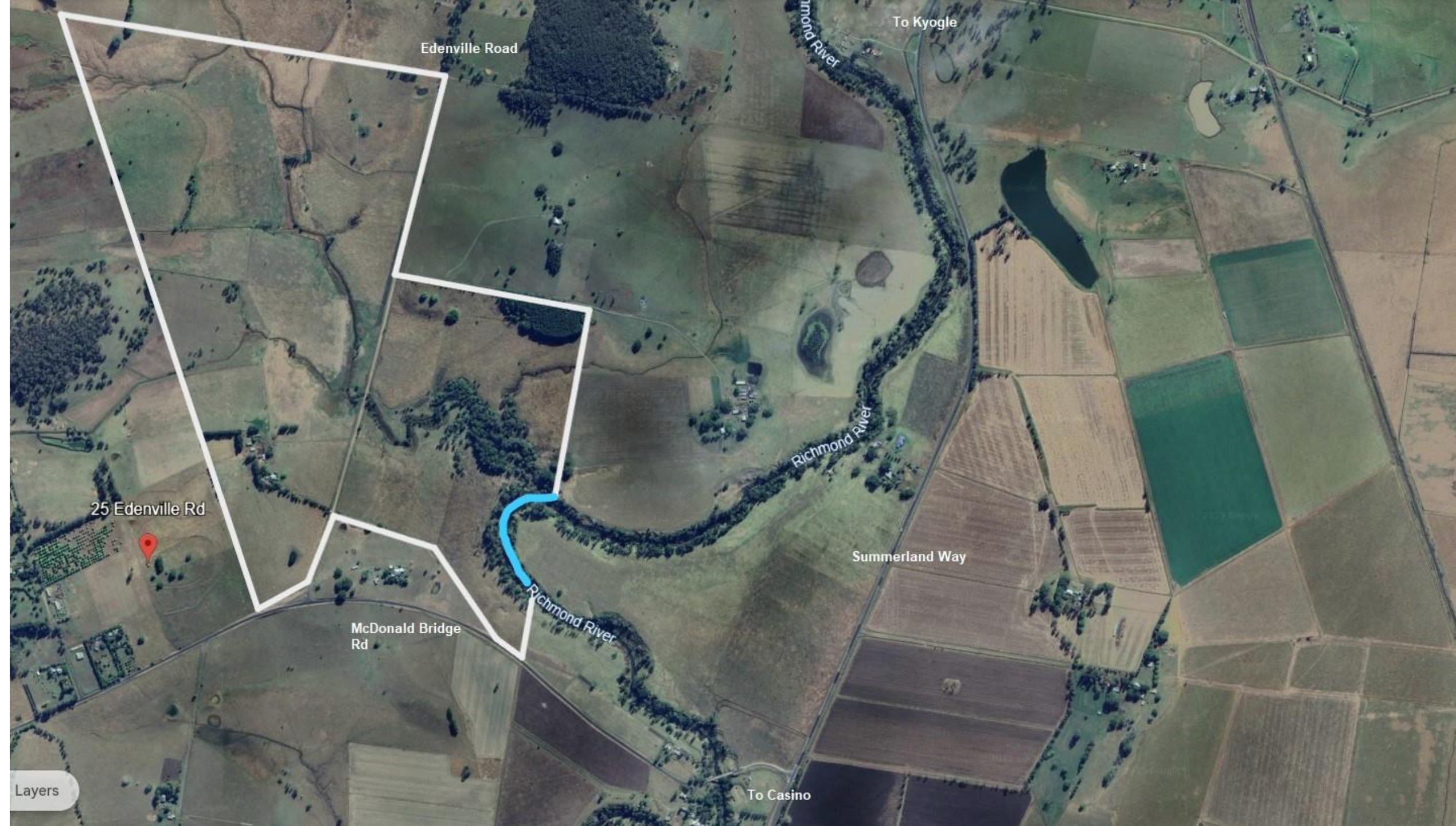












Edenville Road

Richmond River

To Kyogle

Richmond River

25 Edenville Rd

McDonald Bridge Rd

Richmond River

Summerland Way

To Casino

Layers