



123 ACRES - TRACTOR, SHED & YARDS

PRICE REDUCTION: The owners are offering 123 well-balanced acres handy to Casino for **\$865,000** and includes a **10m x 8m Steel 2-bay Machinery shed** with concrete flooring and a **4WD New Holland TD95D Tractor with air con, bucket and a Howard 2.1m EDH heavy duty slasher.**

- * Fully equipped steel stockyards, drafting pen, loading ramp and a vet crush with a head lifter.
- * Three robust dams complemented by a spring gully ripe for the addition of an extensive water reservoir if desired.
- * Superior quality to new boundary and internal fencing, dividing the land into two substantial grazing paddocks.
- * The land is gentle undulating country perfect for grazing with pockets of Spotted Gum trees
- * Run 40 cows and calves and it is an ideal steer, heifers or horse property
- * Proximity to Casino's CBD, educational facilities with school bus service, and reliable mobile network coverage.

COMMENT: This magnificent property boasts a flawless balance of well-maintained grazing pastures with the added allure of 360-degree scenic views. Conveniently located mere minutes from the heart of Casino, the commute to nearby Kyogle and Lismore is a breeze, with the additional peace of mind that comes from its flood-free status. The property is subdivided into 2 grazing paddocks, has several spring fed dams and is a good balance of rolling hills and flats. Some of the fences are new.

The prospective building site is a true gem PLUS the two bay fully enclosed shed could be used for weekend accommodation whilst building your dream home, with the practical benefit of existing power infrastructure.

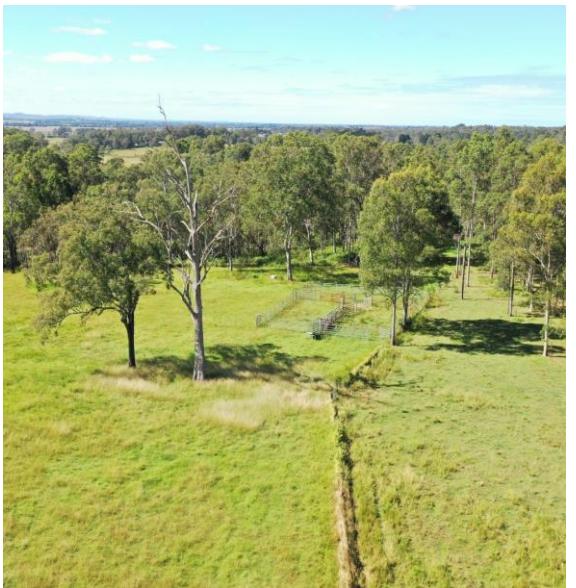
REDUCED TO AND INCLUDING TRACTOR \$865,000

For an immediate inspection, please contact Lance 0455 589 932, Matt 0482 902 303 or Mike Smith 0413 300 680











- 600 OLD DYRAABA ROAD, WOODVIEW VIA CASINO

