



**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

