

# 100 Dyraaba Road, Piora, NSW 2470



## Other For Sale

Tuesday, 23 April 2024

100 Dyraaba Road, Piora, NSW 2470

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 97 m2**

**Type: Other**



Alex Gibbon



Scott Peart  
0408418496

**\$1,250,000**

100 DYRAABA ROAD, PIORA This unique grazing property is only 20 minutes through to Casino. There are fantastic elevated areas that would be an ideal building site for your dream home. AREA: 97 ha (239 ac). Richmond Kyogle Shire Council. SITUATION: 20km West of Casino, located off the Bruxner Highway at Piora Lot and DP - Lot 158//DP755704 & Lot 1//DP1210291 HOUSE, SHED AND YARDS - The home is a basic 2 bedroom timber cottage with mains power, gas stove and septic toilet. There are several other elevated ideal building sites for future development. The Colourbond shed has a cement workshop floor with 3 bay open (dirt floor) and a high clearance for tractors and other machinery. The yards are a mix of timber and steel panels, 4 small holding areas and a steel crush. SERVICES: Mains Power is connected to the home, no power to the shed. Mail 5 times per week. Saleyards at Casino with Wednesday and Friday sales. Export abattoir at Casino. COUNTRY: Flat to slightly undulating timber knolls with rich open creek paddocks. The fencing is 3-4 bar in good condition with 5 barb facing the Bruxner Road. OLIVES: 100 Dyrabba Road has just over 1,000 mature olive trees with a mix of 2 olive varieties. The Manzanillo olive is a Heavy-cropping fleshy-fruited green or black Spanish olive that ripens early. This variety of olive is drought tolerant. The Frantoio olive is one of the most highly acclaimed varieties for its production of fruity and aromatic oil from tasty, small to medium sized fruit. ARABLE AREA: 60 ha (150ac). The tree lined hills provide excellent protection for the cattle against the elements and are flood free. PASTURE: Native grasses and a mix of kikuyu, paspalum and couch grass. TIMBER: Timbered with native gums providing good shelter for livestock over the summer months. Some areas will be right to harvest in the coming 5-7 years. WATER: Water is a feature of this property with Rileys Creek running through the property. A solar powered pump feeds a header tank that flows down to several troughs. RAINFALL: 915mm (36inch) p.a. average. FENCING: The property is fenced into 7 paddocks - 4 barb. CARRYING CAPACITY: 75 breeders all year round.