

**336 Grahams Creek Road, Woodenbong, NSW 2476**



## Mixed Farming For Sale

Monday, 18 March 2024

336 Grahams Creek Road, Woodenbong, NSW 2476

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 125 m2**

**Type: Mixed Farming**



Andrew Summerville

0429620362

## AUCTION

Ideally located in a private valley with sealed road access, and only minutes from the Border Range township of Woodenbong, Reid Family Farm offers a high level of productivity in a region renowned for its quality of soils, scenery, and temperate climate. Only 190 km from Brisbane, and under 150 km to Byron Bay, the vibrant rural community of Woodenbong is an easy commute to major centres and yet retains a welcoming, old- world charm and a family friendly vibe. Comprising approximately 311 acres of highly productive grazing country the land's topography ranges from highly fertile creek flats to softly undulating green hills, both well grassed and sheltered. Under the current ownership, a tenure that is multi-generational, the property has regularly maintained a stocking rate of 100 breeders whilst producing market topping weaners. Often described as ideal cattle country, the Woodenbong district, and in particular this immediate property, provides lush productive pastures, running and catchment waters, and shelter that enables cattle to thrive all year round. You too will thrive, given the fresh mountain air, clean water, and stunning views available from all vantage points on the property. A sturdy, low set 4-bedroom residence is located in established gardens in a position central to the property and is handy to a set of functional timber cattle yards and assorted sheds. Several alternate building sites are located around the property and offer stunning views over the commanding mountains including views of Mt Lindsay. Grahams Creek flows along the western boundary of the property and provides several shady points which may suit eco-tourism, hipcamps, or farm stay options. Regardless of whether it's a starter grazing property, additional holding, or an opportunity to purchase a lifestyle farm with a lucrative income, do not miss the opportunity to inspect Reid Family Farm. Our vendors are keen to sell this impressive property at auction. Opportunities like this, in this area, are rare! Book your inspection today. Andrew Summerville Ray White Rural Casino/Kyogle 0429 620 362 Bruce Birch Birch Rural 0428 363 063