

**356 Mulquinneys Road, Braunstone, NSW 2460**

**Sold Mixed Farming**

Wednesday, 22 May 2024



356 Mulquinneys Road, Braunstone, NSW 2460

Area: 34 m2

Type: Mixed Farming



Jody Culling



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**\$490,000**

356 Mulquinneys Road is a 34ha (Approx. 84 acre) farm located in the Clarence Valley region approximately 20 minutes south of Grafton. The property currently has 20 acres of a thriving tea tree plantation and was previously being utilised as prime alluvial grazing. Fertile creek flats run through the middle of the property and you'll access approx. 500m of Orara River frontage along the Western border of the property, and the property also benefits from a 3 megalitre water license as well as 2 medium sized dams. The boundary of the property is entirely fenced and is divided into 7 paddocks including the holding paddock alongside the timber cattle yard. You'll find access at the Eastern and Southern ends of the property, making it easy to commute even during the wet season when the creek is actively flowing. There is a 3 bay gated farm shed connected to a water tank, perfect for storing machinery or feed. - Approx 500m of Orara River frontage - 20 acres of tea tree plantation- 3 Megalitre water license - 2 dams - Alluvial soil - River and creek flats rise gently to the road and shed - Boundary fencing and paddock fencing in good condition - Timber cattle yards with head bale - Water tank connected to shed, with 4 water troughs - 7 paddocks including holding paddock - 80% of land is attributed to arable land - 3 bay farm shed -- Capacity to hold 20 breeders - 20 minute drive to Grafton, 56 minute drive to Coffs Harbour Size: 34ha or (approx.) 84 acres Zoning: RU1 Primary Production (Doesn't meet min. requirement for building entitlement) Lot/DP info: 107/751374 Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.