

**716 & 758 Coraki Road, Ruthven, NSW 2480**



**Cropping For Sale**

Thursday, 6 June 2024

716 & 758 Coraki Road, Ruthven, NSW 2480

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 91 m2**

**Type: Cropping**



Darren Winkler

## **PRICE GUIDE \$2.5M +**

Spectacular cropping country, only 15km from the regional hub of Lismore. Consisting of 91.45 hectares or 226 acres the property is 90% arable with a mixed crop currently grown. The property has a 4/5 bedroom double storey home situated on the banks of the Wilson River. The main bedroom has an ensuite and a large family room along with an open plan dining, kitchen and lounge area. Recently renovated the home also has solar power, rainwater tanks and fantastic views of the nearby river. There are numerous sheds including a 16m x 9m machinery shed. A second machinery shed (9m x 8m) and a large 25m x 6m stable complex. The property contains a mixed cropping operation of sugar cane, ti-tree and until recently soy beans. A total of 82 Ha is either under crop or is fallowed land ready for planting. The farm is made up of two lots. Lot 25 is 55.44Ha and contains the farming infrastructure. Lot 260 is 36.01Ha and does not contain a dwelling. The property has over 400m of direct road frontage along with 900m of river frontage. School bus service at the front gate with Postal services available and off-farm employment opportunities readily available at Lismore or Casino.