

80 Emu Park Road, Ellangowan, NSW 2470



Cropping For Sale

Tuesday, 23 April 2024

80 Emu Park Road, Ellangowan, NSW 2470

Bedrooms: 3

Bathrooms: 2

Parkings: 13

Area: 16 m2

Type: Cropping



Alex Gibbon



Scott Peart

0408418496

\$1,125,000

80 EMU PARK ROAD, ELLANGOWAN This unique grazing and cropping property is only 15 minutes through to Casino. This property is flood free and the home sits proudly, elevated overlooking the rolling paddocks and large dams. AREA: 16.5 ha (41 ac). Richmond Valley Shire Council - Lot 3 DP//264410 SITUATION: 16km Southeast of Casino, located just off the Tatham Ellangowan Road at Ellangowan. HOUSE - The home is a solid 3-bedroom home with a study, 2 showers and it is airconditioned throughout. The kitchen looks out to the 17-metre covered entertaining area and fenced yard. SHEDDING - This property has a massive 19 x 10 metre Colourbond shed with a cement floor and a high clearance for tractors and other machinery (mains power). There is a 3-bay carport for the family vehicles plus an open machinery shed with a side lean to. SERVICES: Mains Power is connected to the home, and the main shed. There is a total of 43 solar panels with an inverter ready to connect to battery storage. Solar hot water also services the home. School bus services drop off only 100 metres from the property and there is daily mail delivery and satellite internet also covers the area. COUNTRY: Slightly undulating paddocks with red soils and native grasses CROPS: Corn, pumpkins and lettuce have all been grown for the Sydney markets over the years. Currently the owner provides produce for local outlets on a part-time basis. MANGOS: 150 mature Bowen (Kensington Pride), Strawberry mango and R2E2 ARABLE AREA: 41 Acres, the whole property is flood and frost free. WATER: Water is a feature of this property with 1 very large dam and a smaller dam that also pump to 3 troughs. There is a licensed bore with the capacity to pump 600 litres per minute. The house has access to 2 x 5,000-gallon tanks. RAINFALL: 915mm (36inch) p.a. average FENCING: The whole property has sheep and dog wire fencing and is also divided into 4 paddocks with irrigation lines running from the dam to the cropping field. CARRYING CAPACITY: 130 Sheep all year round. This property would also suit horse enthusiast and cattle graziers. OTHER OPPORTUNITIES: The beautiful land around the large dam is an ideal site for eco cabins and farm stays. Other opportunities include harvesting the mangos for commercial sales and also renting the home \$550 per week or the property as a whole for \$750 - \$850 pw.