

**8844-8870 Tweed Valley Way, Tumbulgum, NSW
2490**



Cropping For Sale

Tuesday, 21 November 2023

8844-8870 Tweed Valley Way, Tumbulgum, NSW 2490

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Area: 136 m2

Type: Cropping



Belinda Franks

Vendors Encourage Expressions of Interest

Agri-business Investment Opportunity, Tweed Valley, Northern NSW. Meticulously managed and owner operated for more than 60 years, this 337 acre (136.7 Ha) productive farm is arguably one of the best cane farming operations in the Tweed Valley and is offered on a WIWO basis. Incorporating 5 titles in the cropping area, the property is being sold in one line. There are two road frontages servicing the property (Tweed Valley Way & Bartletts Lane) and 2 cane pads. The property is only 7.6km from the Condong Sugar Mill. The property provides consistent yields (* 9500 tonnes 2023 harvest) and with a sugar price in the range of *\$56 per tonne for the 2023 season, it remains a reliable performer for agri-business investors. This property would suit an owner-operator or hands-on investor. Extensive Plant & Equipment is offered as part of the sale, all machinery & implements are immaculately well maintained and serviced annually. Details are available in the Information Memorandum. Two (2) fully renovated high-set homes and substantial shedding complement this farm; The Manager / Caretaker's residence (3 brms, sunroom, 2 bath (shower & toilet downstairs), 2 car plus storage) or permanent rental option (currently leased until July 2024 at \$600 pw), stands adjacent to substantial shedding infrastructure. The main residence has been completely renovated throughout (including wall linings) with open plan living, new kitchen and bathroom (2 bedrooms, sunroom, study, 2 car garage plus storage and a second toilet, shower and laundry). This home would make an ideal Manager's Residence, weekender or permanent rental. The property is conveniently positioned to lifestyle amenities; Tumbulgum 2.4km (boating, skiing, cafes & Hotel), Murwillumbah 12km (casual dining, supermarkets, medical centres, hospital, Regional Art Gallery, schools), Kingscliff 12km (beaches, quality dining and the new Tweed Valley Hospital (completion due 2023), Gold Coast shopping, dining and International Airport (20.6km). An Information Memorandum is available by request to the agent, Belinda Franks 0409 152200. * Figures are provided as an estimate only