

# "Burragum 2", 248 Laytons Range Road, Nymboida, NSW 2460

## Livestock For Sale

Friday, 19 April 2024

"Burragum 2", 248 Laytons Range Road, Nymboida, NSW 2460

Area: 121 m2

Type: Livestock



Patrick Allen

**\$755,000**

Create the country home and lifestyle of your dreams on this quality grazing block at Nymboida. "Burragum 2" is on the market for the first time since 1972 and consists of 121.5 hectares (300 acres) of flood-free grazing country with a handy natural timber resource. There is potential galore here. build your home and sheds the way you want them, with a beautiful private vista of the Nymboida Ranges beyond your farm boundary. The block is in a 40ha minimum lot size zoning and can therefore also be subdivided into three lots with building entitlements (STCA). Pastures are mainly natives with excellent winter shelter and can also be further improved to increase the carrying capacity. Access to the property is flood-free from Grafton, which also opens up the possibility of making this a quality refuge for those with country on the flats. The property is blessed with water resources. Two semi-permanent creeks, five dams, a natural swamp, a solar bore and header tank feeding cattle troughs, and all in an excellent rainfall zone. There is a loading ramp for machinery and the boundary is fenced with two internal paddocks and a holding square off the steel cattle yards. Please make your interest known early to avoid disappointment. Call (02) 6643 4411 to arrange your private inspection. Lot & DP info: Lot 654 //814587 Size: 121.5 Ha (300 ac) Improvements: Steel cattle yards, water bore, header tank, 2 troughs, 5 dams. Rates: \$1265 per annum