

"Fernances", 107 Cassons Creek Road, Lavadia, NSW | **DONOVAN** | 

2462

Livestock For Sale

Tuesday, 11 June 2024

"Fernances", 107 Cassons Creek Road, Lavadia, NSW 2462

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 219 m2

Type: Livestock



Patrick Allen

\$3,400,000

“Fernances and Wants Swamp” form a showcase property of the Clarence Valley with the size and scope to create a family legacy. Featuring a modern country home overlooking approximately 540 acres of beautifully balanced and productive grazing country - this is a rare find in our district. Boasting the best of Ulmarra’s rich alluvial swamp country with the safety and refuge of the flood free hill, this is a highly sought after piece of topography. Situated 20 minutes from Grafton and roughly the same to the beaches at Woolli and Minnie Water, you won’t find a more productive parcel this close to the coast. Carrying capacity has been rated by the current vendors at 100-120 breeders, with 150 trade steers - and the diversity between the two types of country allows great production potential in all seasons. This alluvial swamp country thrives in dry seasons and the blend of water couch, blue and green couch just needs sunshine and warmth to kick off in spring. Some of the best trades off this block have been made in buying in drought times. When it floods, the paspalum covered hills step into their own and provide both safety for stock and infrastructure, with sheltered paddocks for the calving herd. The modern country home was designed by architect Paul Brennan and built by Cheyne & Rachael Whyte in 2019. Off-grid solar runs the home and shed, with ample panels and battery capacity for a full household. Shedding and yards are perfectly catered for. A 26m x 12m hay shed, 6 bay workshop / shed, double carport and old dairy provide huge and varied storage foot-print. The covered yards were re-invigorated in 2016 and a sequence of laneways and holding paddocks make cattle management easy. You won’t be disappointed by what you find on offer here. Whether you are looking escape the cold winters of the tablelands and move closer to the coast, or ready expand your carrying capacity in an opportunity-filled time of the cattle cycle - this is well worth your inspection. Don’t let someone else snap up this chance, call today to arrange your inspection. Lot & DP info: 11,12//1247993; 5//1250066; 4//1010385; 57,144//751362. Size: 219 ha (541 acres)