

# Lot 48 Back Creek Road, Kyogle, NSW 2474

## Livestock For Sale

Wednesday, 15 May 2024

Lot 48 Back Creek Road, Kyogle, NSW 2474

**Bedrooms: 3**

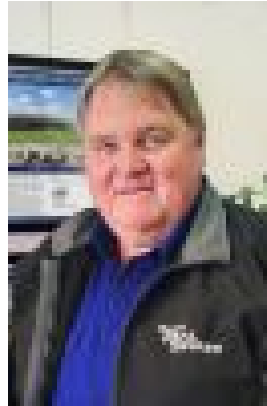
**Bathrooms: 3**

**Area: 45 m2**

**Type: Livestock**



Lance Butt  
0455589932



Mike Smith  
0413300680

## REDUCED TO \$1.95M

This picturesque farm is located between Kyogle and Lismore and only a short drive to all the North Coast Beaches. The improvements are in excellent condition, and they include a fully renovated 3-bedroom (main with an en-suite), an office, lounge room, large living and dining room, a very modern kitchen, 2nd bathroom/shower/toilet, 4 air-con units, wide front and rear verandas for entertaining and relaxation, double garage, a new magnesium swimming pool to cool and relax in after a game of tennis. A new front driveway has just been completed as well as a new steel panel front fence and a laneway for the cattle to cross. Other improvements include a separate toilet and shower, storage sheds which could easily be made into a Farm Stay or B & B, dairy building, storage building, 2 sets of stockyards, Piggery building, horse shelters, 6.6kw Solar System plus much more. Most of the farm has been pasture improved and soil test are available. The paddocks are divided into approx. 20 grazing, cropping, and holding paddocks with laneways for ease of handling livestock. Water is a feature, with Back Creek and Boundary Creek frontages and a 6ML irrigation licence on Back Creek. The solar pump is used to supply water to a header tank which gravity feeds most of the farm plus there are dams and water troughs. (A high flow artisan bore site has been divined) There are mature pecans, maca's, lemon, avocado's, olives trees, garlic has also been grown successfully and there are plenty of good shade trees for the cattle and other livestock. Soil Test are available on request. This is by far the best property that has come up for sale in this very well sort after area for many years. So, if you want that perfect lifestyle away from the busy city life and be close to all the north coast beaches and towns, then book an inspection immediately. PLEASE NOTE: All machinery, plant and livestock are available at valuation. For an inspection contact Mike Smith 0413 300 680 or Lance Butt 0405 589 932 Property Code: 1547