

# Collins Creek property

# \$480,000



## 108 ACRES WITH CREEK FRONTAGE & BORE

Just listed is this unique and very private 108 acres that has excellent frontage to one of the major creeks in the Kyogle area. Only 10 minutes drive from Kyogle this property runs from excellent laser leveled creek flats ideal for Lucerne into some low basalt hill country. The land has some of the best building sites with views towards the National Parks and also back to the Kyogle township.

Improvements include a shed, stockyards, power and an approval for a 23 megalitre irrigation bore licence. This property could run between 40 to 50 cows and calves depending how much cropping is done. There are also areas that could be pasture improved to enhance the carrying capacity.

The owner has priced the property to sell and for an inspection of this excellent grazing property contact Mike or Fergus.



Land: 43.7ha (108 acres approx)

Category: Livestock

Rainfall: 1,300ml pa (approx)

Soil types: Alluvial and basalt

Services: All available

**KYOGLE PROPERTY**



**AND LIVESTOCK PTY LTD**

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