

# Woolners Arm cattle farm \$555,000

## 235 OUTSTANDING GRAZING ACRES

This quality grazing property with a good balance of alluvial creek flats and fertile basalt ridges, is offered for sale on 2 titles. Kikuyu and Clover along with native grasses feature. Water is not a problem, with long creek frontage to Woolners Arm Creek, large spring fed dam, bore, numerous flowing springs and a 22500 ltr poly water tank. The frost free plateaus has previously been used for small crop production. Easy access to power and phone, with plenty of elevated homesites overlooking creek flats below. Property is currently running 80 cows and calves all year round, with potential to increase. A very well balanced property. Inspections are welcomed and won't dissappoint.



Land: 95ha (235 acres approx)

Category: Cattle and farming

Rainfall: 1,300ml pa (approx)

Soil types: Alluvial and basalt

Services: All available

**KYOGLE PROPERTY**



**AND LIVESTOCK PTY LTD**

mike@kyogleproperty.com.au

TO VIEW THESE IMAGES LARGER CLICK HERE TO GO TO [WWW.REALESTATE.COM.AU](http://WWW.REALESTATE.COM.AU)