

# “BULKIRRA”



Massive Price Reduction to \$1,300,000

# **BULKIRRA**

**640 ACRES** Located on the Scenic Lions Road, Grady's Creek Via Kyogle



**PRIME GRAZING PROPERTY  
REDUCED TO SELL \$1,300,000**

# “BULKIRRA”

**Property Location:** 830 Grady's Creek via Kyogle, NSW

**AREA:** Approx. 640 Acres

**TITLE PARTICULARS:** LOT 2 DP591976 PT LOT 51 & LOTS 63, 64, 86 & 98 in DP755716 in the Parish of Loadstone, Shire of Kyogle & County of Rous

**PROPERTY DESCRIPTION:** “Bulkirra” consists of fertile plateaus and undulating hill country running down to areas of arable creek flats. There has been extensive pasture improvement over the property, which include Seteria, Rhodes grass, Wynn Cassia, Burgundy Bean & White Clover. The balance of the property is covered with kikuyu, paspalum, natural grasses and scattered timber throughout. The property has a long frontage to Grady's Creek plus spring gullies, 8 dams for stock water and 60,000 Litres of Rainwater Storage.

**IMPROVEMENTS:** 4 Bedroom + Study Homestead with in-ground salt pool, Large Games Room, Master Bedroom has an ensuite, 2<sup>nd</sup> Bathroom, Entertaining Area.

Other improvements include: Fodder Shed & Silos, Large Machinery Shed with living quarters, Tractor Shed, Round Horse Yard and Stockyards.

**CARRYING CAPACITY:** 150 to 200 Breeders

**COMMENT:** “Bulkirra” is approx. 27 km's from Kyogle and less than 2 hours drive from Brisbane. All the improvements on “Bulkirra” are in excellent condition and fencing well maintained. This is an outstanding breeding and fattening property and one of only few pastoral properties in the area that has a 10 allotment subdivision approved by council. The homestead has been totally renovated over the past 8 years and an extensive pasture improvement program has been in place. The water supply is second to none of the North Coast of NSW with long frontage to Grady's Creek the main supply of water to the Richmond River.

# “BULKIRRA’S” LANDSCAPE



# “BULKIRRA’S” IMPROVEMENTS



# “BULKIRRA’S” IMPROVEMENTS



# “BULKIRRA’S” OUTDOOR IMPROVEMENTS



# “BULKIRRA’S” GRADY’S CREEK





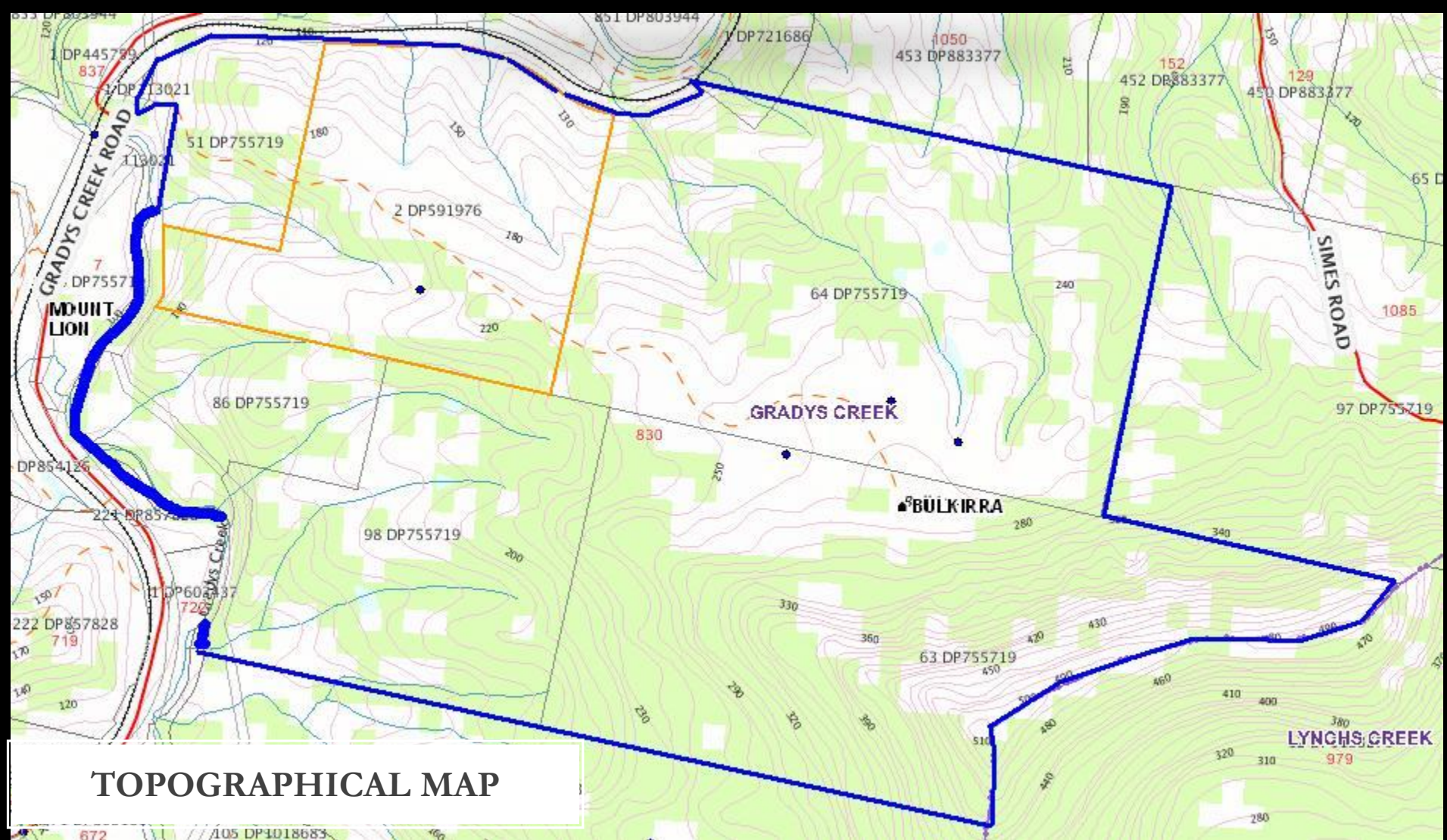
ENTRY ■

Home & Improvements

AERIAL MAP

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TOPOGRAPHICAL MAP



## AGENTS COMMENT

Agents Comment: Bulkirra is an outstanding grazing property and as agents we are under the instructions from the owner to sell the property.

This is a great grazing and lifestyle property and this is a great opportunity to secure a magnificent property from a willing seller.

For an inspection please contact Mike Smith 0413300680 or

Agents: Kyogle Real Estate 02 66321077

