

# *“Stratheden”*



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**100 Acres**

**Grazing – Cropping - Horses**

**PRICE \$1.2M**

**For an inspection contact Mike Smith 0413300680**



*"Stratheden"*

# PERFECT PROPERTY PERFECT POSITION

"STRATHEDEN" is located less than 20 minutes drive from Kyogle and Casino and not much further to Lismore.

This prime river bank property consists of 100 acres of well balanced land ideal for cultivation, grazing and features a magnificent horse complex.

Improvements include a very comfortable 3 bedroom homestead with panoramic views of Richmond Valley and distant mountains, a as new kitchen with a island bench, polished floors in the living areas and bedrooms with tiled kitchen and bathroom, a combustion timber heater with its own duct-ed heating system for the colder months and a split system air con for the warmer months, a lovely outdoor covered patio to enjoy a drink on and a renovated bathroom. The house has a double carport and lovely gardens plus a above ground vegetable garden.

Other improvements include a 5 bay steel shed with 2 bays concreted and lockable, power connected, hay shed, steel stockyards with a vet crush and steel loading ramp but a real feature of this unique property are the stables. There are 3 stables with a tack room, feed room, tie up bays and yards plus a 2 bay horse shelter.

The horse complex has its own remote 4 horse Priefert walker which is fully automatic by the press of a button plus a fully enclosed 54m x 37m sand dressage arena.

All the improvements are in excellent condition.

The land is 50% black soil river flats and 50% gentle sloping hill country which is subdivided into 7 paddocks. All these paddocks are watered by the 3 dams, pressure system on the river (200M of Richmond River Frontage), several water troughs which are pumped by a solar pump, pressure pump or firefighter pump to a header tank and gravity fed down to the troughs. There is a total of 110,000L's of water storage tanks.

There are lane ways for moving horses and cattle from paddock to paddock and also into the yards **ALL THE HARD WORK HAS BEEN DONE ON THIS ONE**

If you are after the perfect farm in a perfect location please contact Mike Smith on 0413 300 680 for a immediate inspection







# **RICHMOND RIVER FRONTAGE**

## **2 DAMS, 5 X 22500L WATER STORAGE TANKS**


### **SOLAR PUMP WITH GRAVITY FED WATER TO TROUGHS**



**RICHMOND RIVER**

A photograph of the Richmond River, showing a calm, brownish water body surrounded by lush green vegetation and trees on a slightly elevated bank.

**3 PHASE MOTOR &  
PRESSURE PUMP ON  
THE RIVER**

A photograph of a blue 3-phase motor and a pressure pump system. The motor is connected to a yellow hose and a blue cylindrical tank. The setup is located outdoors, next to a corrugated metal wall.

**SOLAR PUMP**

A photograph of a solar pump system. It includes a solar panel mounted on a wooden frame, a red and black battery, and a small pump unit. The system is set up outdoors on a concrete surface.