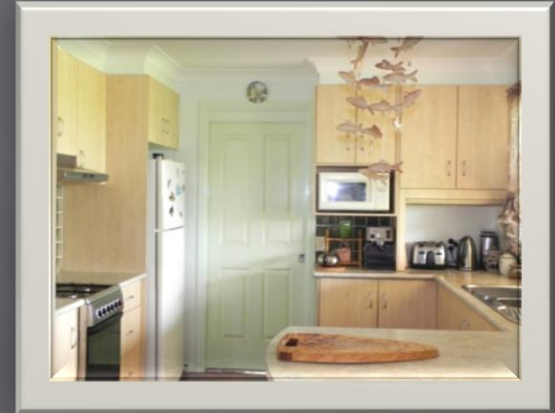


# *“Pitcairn” Stratheden*

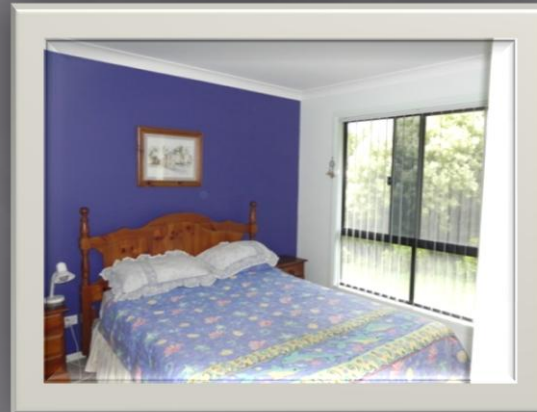


*Incredible Lifestyle Farm That Pays Its Own Way*

# The House & Surrounds



3 Bedrooms – Kitchen – Dining – Lounge & only 7 years old



# Outdoor Improvements



# Improved Pasture & Seed Production



# 30 Seed & Grazing Paddocks



# Spring Dam & Irrigation System



# “PITCAIRN”

- ▣ This fully developed property situated close to Kyogle & Casino offers a great income and lifestyle . The property offers 30 Rotational grazing paddocks, excellent elec. Fencing, a Laneway for easy mustering, timber yards with full vet crush, Large Spring Fed Dam with irrigation system, Legumes throughout every paddock, 2 Machinery Sheds and a 7yo 3 Bedroom Home surrounded by beautiful gardens. Pitcairn is principally frost free and suits any type of rural pursuit ie Cattle, Horses, Small Crops, Horticulture etc plus the already established seed production

VERSATILE SEED AND LIVESTOCK PROPERTY WITH A GREAT INCOME

# “Pitcairn”

The farm FOR SALE at Stratheden midway between Kyogle & Casino on the slopes of the fertile Richmond Valley.  
49.75 hectares or 123 acres – \$ Inspect the property & make an offer

A few of the benefits;

- Increasing cattle numbers and reducing reliance on chemical fertilizers is achieved through **ROTATIONAL GRAZING / CELL GRAZING**.
- The best way to control livestock with cell or rotational grazing is to have **REMOTELY SWITCHABLE ELECTRIC FENCING**.
- Simplifying mustering to a one person job, is attained with **FUNCTIONAL LANEWAYS**.
- The most cost effective pasture stimulant is having **LEGUMES** in each paddock that eliminate the need to apply costly nitrogenous fertilizers.
- Easy flow, single person, efficient yard work, can only be achieved with **SMART PURPOSEFULLY DESIGNED YARDS**
- that include snap shut gates, a double swing gate circular forcing yard, separate weighing scales and a functional vet crush.
- A luxury that every farmer desires is unlimited water. With predicted climate change and even normal drought episodes unlimited water is
- a highly valued commodity. The very best is achieved with a **CREEK FED LARGE DAM**.
- During dryer periods it is advantageous to be in a position to turn to **IRRIGATION**.
- The best farms have no flood prone paddocks and have all-over walking and driving **ACCESSABILITY**.
- The diversity of farm implements and the ability to store hay calls for **EXCELLENT SHEDDING**.
- Most farmers and their wives like to have a **COMFORTABLE MODERN HOME** a good distance from the road and well away from the cattle yards (noise & smell).
- Being self-sufficient is a plus with meat, eggs and a diversity of fruit from an **EXCELLENT ORCHARD**.
- Most farmers also favour a **CENTRAL LOCATION**. 15 minutes to Kyogle or Casino - 40 minutes to the city of Lismore – an hour to the beach
- 1 ½ to the Gold Coast and 2 ½ to Brisbane.

**\*THE OWNERS WILL LISTEN TO ALL OFFERS \***

**Contact Mike Smith for more information: 0413300680**