



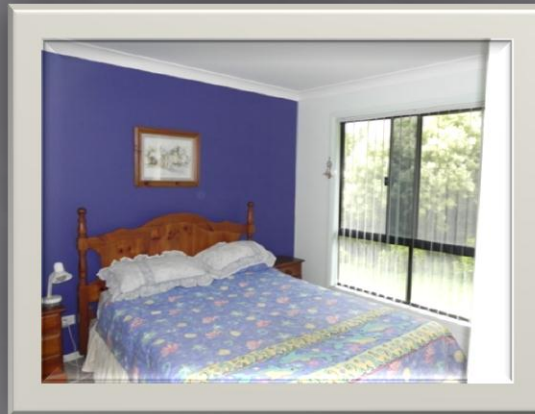
*“Pitcairn” Stratheden*

*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.

**\*PRICE \$682,000 \***

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

- Pitcairn Pastures is an outstanding 123 acre farm situated midway between Kyogle & Casino, Northern NSW. It is well worth your inspection, as it sets a benchmark for quality farm development and infrastructure. Its features include:
  - Located on the elevated frost-free sides of the Richmond Valley & close to all amenities.
  - Highly fertile black basalt running to red basalt soils on the hills.
  - Over 95% productive grazing land, easily walked and vehicle accessible.
  - First-rate pasture improvement with a focus on Legume inclusion. Coastal grazing land demands a lot of nitrogen to maintain growth. Legumes provide that nitrogen. The legumes on this property increase carrying capacity by over 25%.
  - Unsurpassed water supply with an unfailing creek fed dam. This sophisticated and expensive water infrastructure was constructed to safeguard against climate change.
  - Cell grazing takes the stress out of running stock. With this system of grazing the stock eat absolutely everything in the paddock which in turn also dramatically increases carrying capacity. Plus cell grazing make cattle easy to handle. (Turn over re cell grazing)
  - Laneways, the length of the farm, and incredibly efficient round cattle yards make all cattle work simple and non-stressful. Cattle weighing scales are included in the sale.
  - Diesel pumping, high capacity filter, timers, fertilizer induction and irrigation are all fully installed and operating.
  - There is a modest sized 3 bedroom insulated home with air-conditioning and a wood heater. The home is only 8 years old. The back veranda provides a lovely outlook to fields & mountains. There is an abundant orchard. And there are plenty of sheds.
  - The farm also makes a sizable income from Legume seed production which can be continued by the purchaser if they choose to do so.

**The work is done and this farm is a real pleasure to run**

- **CELL GRAZING - Why does it work?** Cattle are superbly proficient at turning grass into meat and milk and they are efficient harvesters of solar energy. But with conventional farming we often don't get the best from cattle. To learn more, we need to look at the great herds and grasslands of the World. The green movement regularly complain about the number of cattle on the earth, belching and farting and producing greenhouse gases. For instance there are about 96 million cattle in the USA at present. But there were 100 million Bison (Buffalo) in America in the 1800's; Let alone the even greater numbers of antelope, big horn sheep, elk, musk ox, wildebeest, caribou and zebras throughout the World – and no greenhouse gases! Don't blame our cattle.
  
- In considering pasture we can learn lots from the great herds. Grazing animals and grass go hand in hand and have been united for millions of years. Animal's sharp hooves trample plant material into the soil. Their hooves crack the soil surface to allow absorption of rain and then they deposit manure and urine, all of which are the catalyst for microbial activity. With the great herds they always stayed bunched up because of the threat of predators. The great herds migrated across the land generating healthy grasslands. When a large herd grazes together they have an **even** and dramatic effect on the grassland. Competition makes individual animals eat virtually everything in their path. They trample and fertilise all of the ground and then move on to find fresh pastures. That grassland they have left quickly regenerates.
  
- But in the conventional farming situation where we tend to graze in large paddocks, our cattle range out and target the best grass species they can find. They eat the plant to the ground destroying the growing tips. Worst of all they avoid the less desirable plants, which proliferate and eventually become the dominant species in the paddock. Leaving the herd for long periods in the paddock is what results in compaction due to cattle constantly moving back & forth. Plus the cattle eat all young new shoots before they can mature. As stated the great herds always stayed bunched up because of those predators, which constantly removed the old and weak or injured. As you can see there is strong association between grasses, microbial activity, soil, livestock herds and even predators.
  
- How do we replicate this alliance? **With electric fences and plenty of them!** Rotational Grazing or Cell Grazing is the first and foremost answer to improving pasture management. And it will dramatically reduce your reliance on chemical fertilizers. We move a large number of cattle onto a relatively small paddock for a few days. They graze all the pasture down evenly. We then open the next paddock and just call the cattle in. At Pitcairn Pastures we maximizing our pasture.

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