



"DALMAN" Information Memorandum



"DALMAN" 743 Acres



Information Memorandum

Mike Smith Kyogle Real Estate 0413 300 680

Lance Butt Kyogle Real Estate 0455 589 982

Inspections by appointment only

Contents

Page

Information Memorandum.....1-2

Contents3

The Offering4

Description.....5

Homestead.....6

Other Infrastructure.....7

Country.....8

Livestock.....9

Aerial & Topographical Maps.....10

The Offering of "DALMAN" Koorelah

The Offering: "DALMAN" is situated north of the township of Woodenbong and in the heart of the best cattle breeding country in New South Wales.

The property is running over 200 Angus cows and calves. The weaner's are sold in March & April each year. The weaner's off this property have won the Top Angus weaner's at Stanthorpe yearling sales for many years.

The land itself has 743 acres of picturesque rolling hills full of Kikuyu and Clover with all paddocks been watered by either spring fed dams or Woodenbong Creek which runs through the centre of the property. The land is subdivided into 11 grazing and cropping paddocks.

There is ample mill-able timber on the southern boundary.

The improvements include a very comfortable 3-bedroom + office brick veneer home, a massive set of steel stockyards with a covered work area, calf race, vet crush and loading ramp with water and power to the yards.

The property has a strong fertilizer history with 50kg of fertilizer per acre going on ever year which is evident in the breeders that a grazing the pastures, plus 1.5T per acre of Lime this year.

All the grazing country has been limed this year and areas have been planted with Oats, Rye, Chicory and Turnips.

The northern part of the farm has deep red volcanic soils and would suit any type of primary production or horticulture.

All the fencing throughout is in good condition and the land is divided into 11 grazing and cultivation paddocks.

If you would like to secure this amazing property, the contact Mike Smith on 0413 300 680 or Lance Butt 0455 589 932 for an inspection or more information

"DALMAN" Property Description

Location: 141 Mount Clunie Road, KOORELAH NSW
Approx. 10kms North of Woodenbong, 141kms to Brisbane, 88kms to Warwick, 60kms to Kyogle and 147kms from Byron Bay

Area: 300.6 hectares (743 acres) Lot 55 DP751065



Homestead

Improvements:

Include a 3-bedroom brick and tile homestead + office, double garage and storage sheds



Other Infrastructure

- Steel Stockyards
- Vet Crush, calf race and covered work area
- Drafting Pens to suit 200+ Breeders
- Level Loading Ramp for easy loading and unloading
- A Log Cabin called "Wattle Glen"
- All Weather Loading and Unloading



Country

Country is mainly rich red and basalt volcanic soils that are covered with Kikuyu, Clover, Paspalum with Rye, Oats, Chicory & Turnips planted for winter fattening. The land is gentle undulating and subdivided into 11 paddocks with all the fencing in good condition.

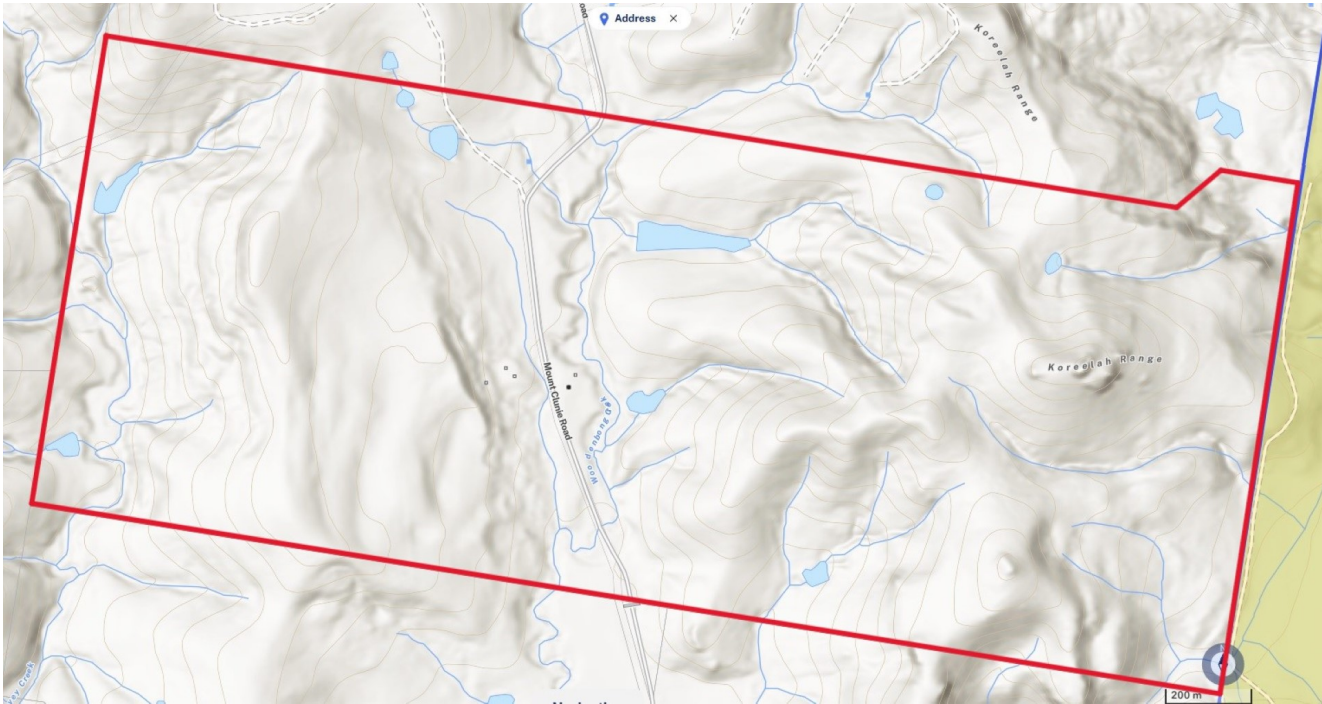


Cattle

Comfortably runs 200 Angus cows & calves



AERIAL & TOPO MAPS





"DALMAN" 743 Acres



"DALMAN" 743 Acres







"DALMAN" 743 Acres