



The Owners Want This Property Sold

“GREEN PIGEON FARM” \$1.25M

"GREEN PIGEON FARM" – 177 ACRES

"Green Pigeon Farm" features 177 acres (70.85ha) of well-balanced land with over 850 metres of crystal-clear creek frontage and 919 Avocado Trees 1/4 years old.

Anyone that has been to Green Pigeon, are all amazed by the spectacular views of the Border Ranges National Parks and the massive amount of stag horns which stand on the mature she oak trees that line Fawcett Creek.

Improvements on the property, include a 4-bedroom farmhouse (long term tenant) with views over the farm and towards the NP's, an old dairy building used for storage, 3 bay timber & iron shed and a small set of yards.

The country is watered by Fawcett Creek, permanent spring gullies, several dams and there is approx. 10 mega/litre irrigation licence to water the 919 Avocado trees. The main dam is equipped with a solar pump which feeds into a water storage tank used for irrigation.

The land which hasn't had any cattle on it for around 4 years, consists of some areas of creek flat suitable for cultivation and then runs back into some timbered ridges ideal to running livestock. Prior to the Avocado trees, the property was running 60 breeders. PRICE: \$1.25M (Owners want it sold)

The property is situated approx. 18kms from Kyogle and for an inspection, please contact Lance Butt on 0455 589 932 or Mike Smith on 0413300680











