



UNDER CONTRACT

“ROCK VALLEY” 410 ACRES

Exceptional 410-Acre Property Close to Lismore running 160 cows and calves

Location: Just 10 minutes from the heart of Lismore

Overview: This stunning 410-acre paddock offers a blend of natural beauty, productive capacity, and strategic location, ideal for both agricultural and lifestyle pursuits. Located a short drive from Lismore, the property boasts deep basalt creek flats that traverse the land, thanks to the picturesque Leicester Creek which runs through its centre. This natural waterway not only provides crucial stock water but also supports irrigation needs through a 40-megalitre water licence.

Land and Topography:

•**Layout:** The farm features an open valley with lush, soft grazing plateaus on the boundaries, transitioning into rich arable creek flats in the centre. This diverse topography creates optimal conditions for both pasture and crop production.

•**Soil and Yields:** The deep basalt soil on the creek flats is renowned for its fertility, consistently delivering exceptionally high crop yields year after year.

Fencing and Infrastructure:

•**Fencing:** The property is fully enclosed with solid concrete and timber post fencing along the perimeter. Internal electric fencing divides the land into productive paddocks, enhancing its usability and management.

•**Residence:** A well-maintained 3-bedroom timber home offers comfortable living, set back from Rock Valley Road for privacy. The residence includes a single car garage.

•**Machinery Sheds:** There are two significant sheds:

- A large 4-bay shed with concrete floors and a comprehensive solar system installed on the roof, ideal for machinery storage and power needs.
- An additional older shed, also with concrete floors, includes essential facilities such as a shower and toilet.

•**Dairy Building:** Across the road, an old but solid dairy building offers potential for repurposing or continued use.

•**Cattle Yard:** A large, functional cattle yard is equipped with all necessary facilities for efficient cattle processing and management.

•**Power Supply:** The property is equipped with three-phase power, providing the capability to support additional industrial or operational needs.

Agricultural Potential:

•**Cattle:** The property can comfortably accommodate up to 160 cows and their followers. It has a proven track record of producing prime vealers year after year.

•**Pastures and Crops:** The combination of native and improved pastures, along with extensive crop and feed production, ensures reliable and high-quality agricultural output.

Highlights:

•**Prime Location:** Its proximity to Lismore offers both convenience and accessibility.

•**Productivity:** The farm's reliable production capabilities make it a standout choice for serious agricultural operations.

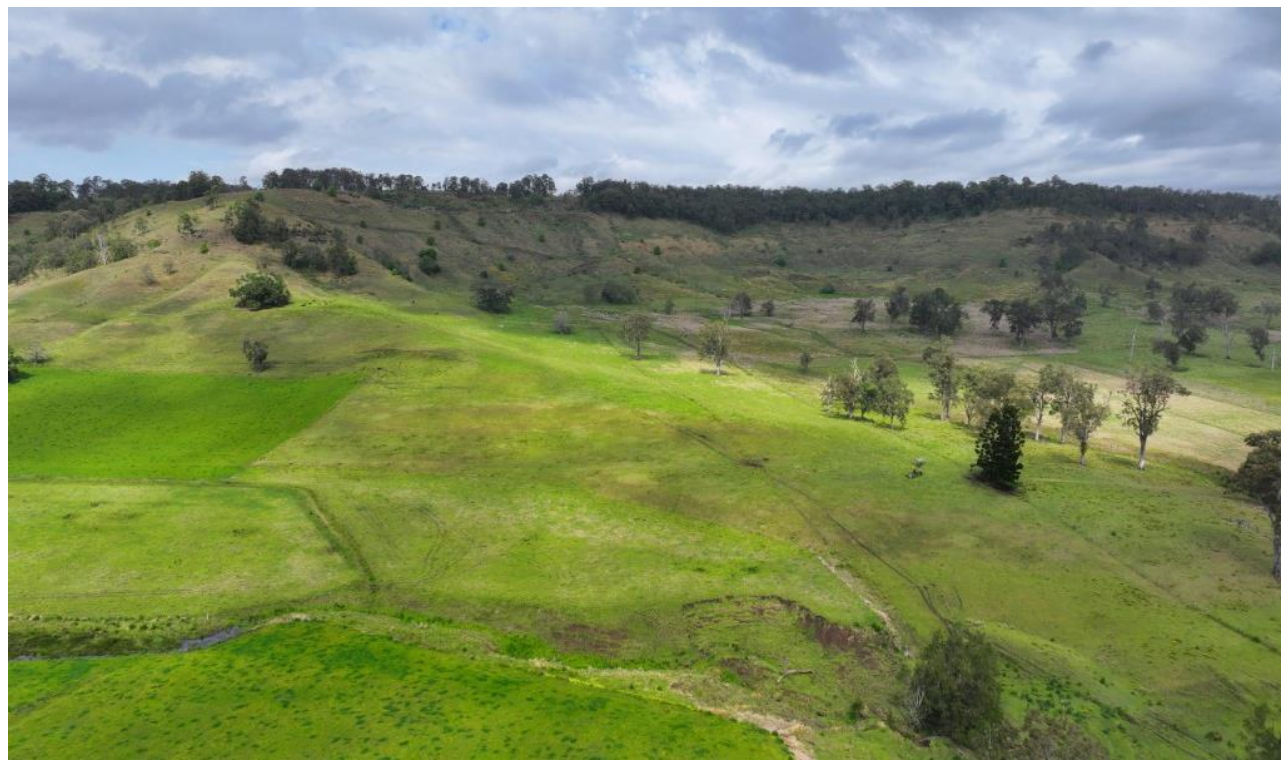
•**Aesthetic Appeal:** The property's natural beauty, combined with its productive assets, makes it a desirable location for both living and farming.

Opportunity: Properties of this calibre, offering a perfect mix of location, productivity, and natural appeal, are rare on the market. For a personal inspection and to explore this exceptional opportunity further, please contact Mike Smith at 0413 300 680 or Lance Butt at 0455 589 932.



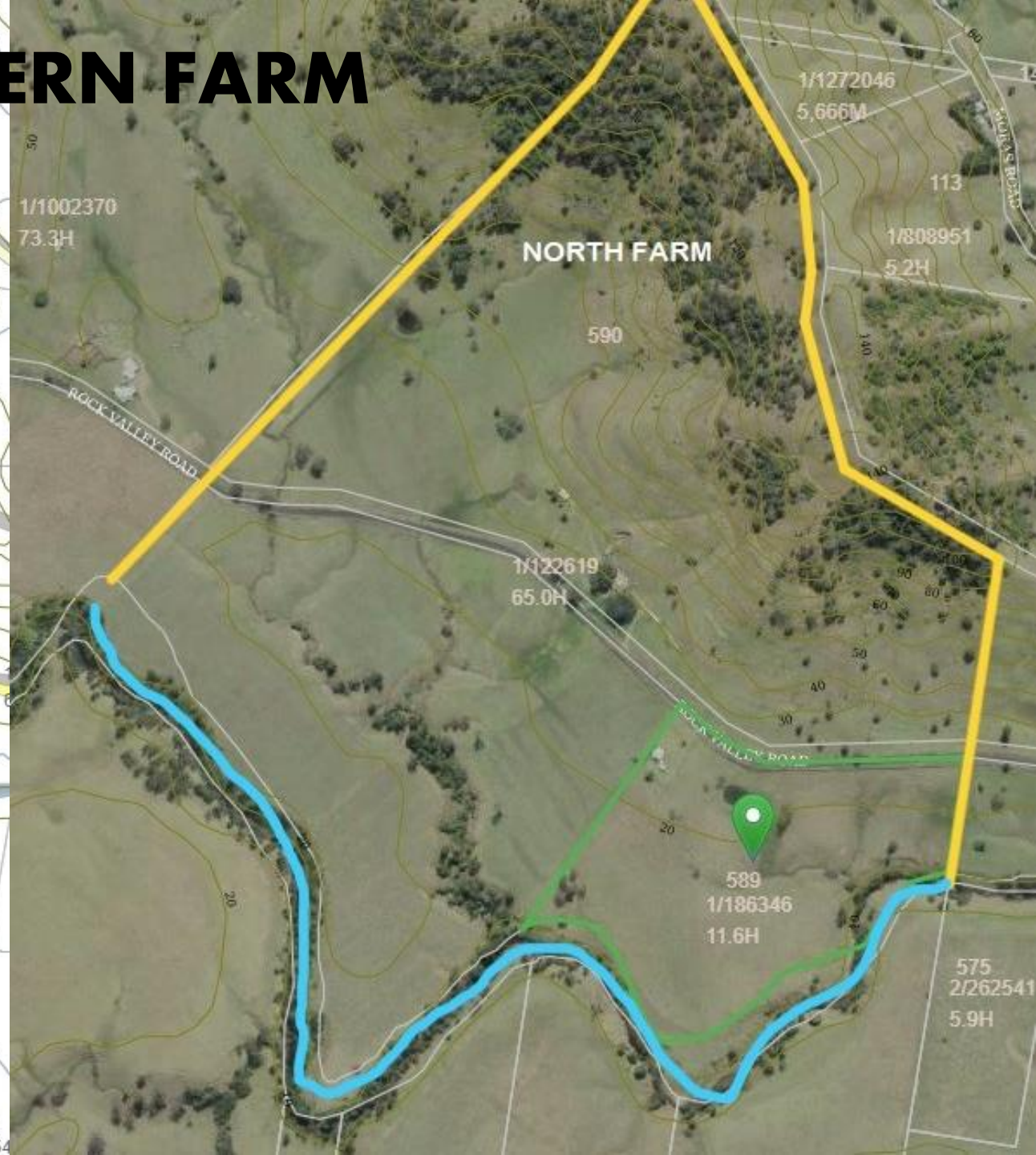
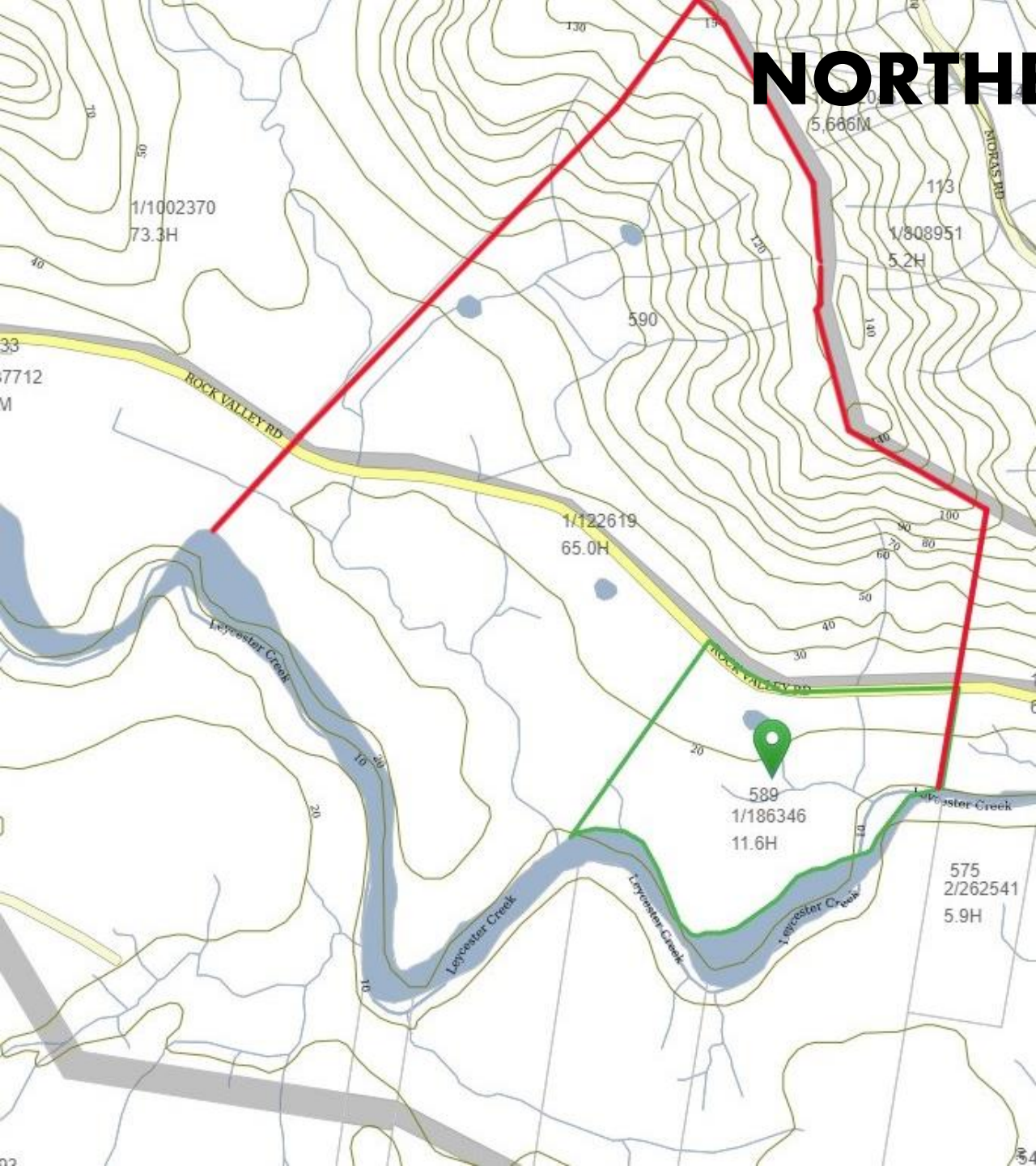








NORTHERN FARM



SOUTHERN FARM

