



“ROCKY TOPS” – 557 ACRES \$2.85M

PROPERTY:

This property is located in the secluded area of Tunglebung just under the Cambridge Plateau which is well known for its 40+ inch rainfall and producing some of the best quality vealers in the Northern Rivers area. "Rocky Tops" is made up of 557 acres or 225 hectares, split in two titles 114.3ha & 111.3 hectares respectively, both titles have driveway access to Tunglebung Creek Road.

Currently running 180 breeders & followers, the property is made up of undulating hills, with a series of plateaus and spring fed dams. Soils are predominantly chocolate, rich basalt, supporting a quality pasture base of Kikuyu, and Rhodes Grass throughout. The strength of this property is in the solid pasture base, easy access to fresh water, and ample shelter belts, allowing for a simple rotational grazing program.

THE HOMESTEAD:

The privacy and seclusion of this farm is a feature, with the home set well back off Tunglebung Creek Road and includes a large 3-bedroom home with built in veranda's, featuring teak floors throughout which were milled on the property. This home offers comfort and all the features of modern living and functionality with a gas hot plate, elec. stove, dishwasher, combustion wood heater, solar hot water, 1 bath-2 toilets and an undercover entertainment area.

OTHER IMPROVEMENTS:

Include a large Hay shed/machinery shed, stables, old dairy/workshop fitted with power & cement floor. Large open shed to fit the caravan, tractor, gator & several other outbuildings. The property features two sets of cattle yards, the main yards encompassing a large undercover area, vet crush and direct access to Tunglebung Creek Road allowing B-Double access.

WATER:

Water is a feature, having ***"TRYANY FALLS"*** located at the top of this property and giving you, the owner of the property private access to these incredibly beautiful falls and they provide a natural freshwater resource for the livestock, evident in the health and vitality of the cattle located on the property. There are eight dams strategically located throughout the property. In addition, a permanent spring, gravity feeds a 50mm water line giving an unlimited and continuous water to the house and improvements.

CARRYING CAPACITY: This property ran 150 breeders through the 2017 drought and is testament to its gutsy pastures and quality water supply. There is presently 185 Cows and Calves with room to improve.

AGENTS COMMENT: If you are looking for one of the most picturesque properties on the North Coast, that has the capability to carry over 180 breeders and with further development carry even more, contact the selling agents Mike Smith 0413 300 680 and Lance Butt 0455 589 932.

NOTE: "Rocky Top" would be a great property to develop into an Eco-Tourism business with its waterfall, bushwalking, panoramic views, lush pastures and healthy trees.





















