



79 Mallum's Road, Kyogle



## DEPOSIT TAKEN

**"BROOKVALE"** is situated at the end of Mallum's road, approx. 20 minutes drive from Kyogle. The property boast a long frontage to Iron Pot Creek, which is fed by Toonumbar Dam, so you have a constant water supply for stock and irrigation 12 months of the year. The creek in places has its own rapids with larger holes to swim in plus an irrigation spot. Many Platypus and Bass have been seen swimming in the creek.

**IMPROVEMENTS:** Include a 4-bedroom steel framed house with all the modern conveniences and separate one bedroom granny flat, a 2 bay carport and lock up garage, tractor shed, steel stockyards, 2 bay stables with storage room, 2 bay machinery or hay shed, converted dairy building, a wash down bay and dog pens.

**PADDOCKS:** The land is subdivided into 8 grazing and horse paddocks all watered by 2 dams and water troughs. Pastures include Kikuyu, Paspalum, Wynn Cassia, Seteria & Rhodes Grass. The livestock have access to the creek

**WATER:** Over a 1km of Iron Pot Creek Frontage, a magnificent equipped spring well OF which the owners use for drinking water and it also supplies water to the gardens and several water troughs.

**LAND:** Alluvial Soils on the flats are suitable for Lucerne, then running up to

4 2 3 65.00 ac

|               |             |
|---------------|-------------|
| Price         | SOLD        |
| Property Type | Residential |
| Property ID   | 1084        |
| Land Area     | 65.00 ac    |

### Agent Details

Mike Smith - 0413 300 680

### Office Details

Kyogle  
90 Summerland Way Kyogle NSW  
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Kyogle REAL ESTATE

some basalt pasture improved and gentle undulating higher ground with commanding 360 degree views.

**IRRIGATION:** 45 MEGALITRE LICENCE – WAL LICENCE 22863

**CARRYING CAPACITY:** 40 Breeders or 60 Steers

**PRICE:**

**\$985,000**

**Contact: Mike Smith 0413 300 680**

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