



## 611 Collins Creek Road, Kyogle



### "LITTLE VALLEY"

New to the market is a real production powerhouse located less than 10 minutes to north of Kyogle. It consists of approximately 335 acres of extremely productive creek flats running to an open valley. It is well fenced into grazing and holding paddocks and has a gravel laneway system leading to the dairy.

There are two, three-bedroom homes on the property one of which is currently rented, a working dairy, stockyards, sheds and other outbuildings. Water is a distinct feature of the property and includes creek frontage, dams, bores, and is backed up by a 166ML Irrigation License.

The property is currently being run as a dairy but would make a beautiful beef, cropping or hay farm. Historically the property was run as cattle breeder operation and consistently carried 150 Cows.

It should be noted that the property has significant potential to subdivide as it has been approved for 6 Blocks already approved.

To arrange a private inspection, please contact Mike Smith on 0413 300 680 or Lance Butt 0455 589 932.

6 2 2 135.60 ha

|                      |             |
|----------------------|-------------|
| <b>Price</b>         | \$3,250,000 |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 1307        |
| <b>Land Area</b>     | 135.60 ha   |

### Agent Details

Mike Smith - 0413 300 680

Lance Butt - 0455 589 932

### Office Details

Kyogle

90 Summerland Way Kyogle NSW

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