

67 Barnes Rd, Barkers Vale, NSW 2474

Sold - \$1,250,000

Mixed Farming 1 1



BARKERS VALE BEAUTY

This property presents the astute buyer with multiple options or you could just sit back enjoy this spectacularly unique property.

As a whole the property has carried up to 50 cattle breeders.

The property comprises a mixture of native and improved pastures and is currently subdivided into 6 paddocks with boundary and internal fencing in excellent condition.

The property also has 4 good size dams and several spring fed gullies and waterways which form the headwaters of Pine Creek.

The timbered sections of the property contain a wide range of rainforest species with abundant flora and fauna, as well providing good sheltered grazing areas when required.

The private 1 bedroom house and detached studio are situated on an elevated plateau and set amongst magnificent old growth trees including a spectacular fig tree which frames the uninterrupted views of the World Heritage listed Border Ranges National Park to the north.

There is also a high clearance 18.8 m x 11.3 m machinery shed with two shipping containers, perfect for all your storage requirements.

The property is also suitable for horticultural pursuits with the remnants of a former mango and macadamia orchard.

One option could be to complete the council approved 3 lot subdivision which forms part of the approx. 55.7 ha northern portion.

These lots average 2.57 ha's and are hard to find in this locality.

Another option would be to subdivide off the southern portion of the property which totals approx. 47.6 ha and has a building entitlement (S.T.C.A.).

Whatever you decide to do with this spectacular property, you are conveniently close to Barkers Vale Public School and Wadeville Woolies for your daily necessities while being only 50 kms to Lismore and 80 kms to the Coolangatta Airport.

Southern lot - 47.6ha plus building opportunity

- \$550,000

Northern lot - 55.7ha plus residence - \$700,000

As a whole - \$1,200,000

Open for Inspection

By Appointment.

Properties such as this either as whole or separately are highly sought after so don't procrastinate, call Greg for your private inspection on 0455 950 880

Listed By

□ Peter Brown

Phone: (02) 66212307

Mobile: 0408666886

