

201 Valla Rd, Valla, NSW 2448

Sold - 11/05/2022

Residential Land



## Magnificent Macadamia Farm near the Beach...

If you have been dreaming of working the land while providing a quality lifestyle for the family, then this is the Macadamia Farm for you.

This property has absolutely everything you need to operate independently and at peak potential. It comes with so much machinery in near new or tip top condition.

Located in Valla, the beautiful hinterland of Valla Beach, this property is perfectly positioned being close to beaches, schools, Coffs Harbour airport and the character-filled towns of Nambucca and Bellingen.

The property in total comprises 40 acres:

- 36 acres of Macadamia surrounded by natural bush
- 3 acre horse paddock with dressage ring
- 1 acre for a house block

This high-quality macadamia farm has been beautifully maintained with great grass coverage under the trees, the best pruning practice and farming principles.

The sale includes shares in Marquis Macadamia Processing which makes a significant income on top of your harvest.

The size of the property is small enough to be managed by one person but has large enough revenue and double the machinery when required by staff, so you can do more fishing or surfing.

The owner will be remaining in the area and will be pleased to show you the operation and support with the handover of the farm.

This is one of the most productive Macadamia Farms in Valla which has its own microclimate, so generally water is not an issue when required for the 3,000 well established and thriving 20 years old trees. Varieties include 2,000 A4, 500 A268, 500 A38.

Expectations for the 2021 production year are the trees will yield in excess of 38 tonne with an average SKR of 42% and \$6.50+/kg. On top of this is the ~\$0.20/kg bonus as a Marquis Factory shareholder payment. Plus \$0.80/share of 6,000 shares. That is a phenomenal return per hectare, with the best year 2017 yielding a

### Listed By

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