

361 GREEN PIGEON ROAD, GREEN PIGEON, NSW, 2474



**SOLD**

## A ROUGH DIAMOND

Looking for a lifestyle property of approximately 40H (100ac) bush/pasture block, one of the very last in the sought-after Green Pigeon valley of Kyogle, on the western side of the Caldera. The property boasts good timber, fertile soil and plenty of water and has impressive views of Fawcetts Basin and down south to The Helmet. The property backs onto the Border Ranges National Park.

With over 260m of frontage to Fawcetts Creek, and a seasonal creek through the middle of the property, plus crystal clear spring water gravity fed from higher on the block. Even at the height of the 2019 drought, the springs were still producing good water.

Power and phone are connected to the block with a 70m underground line to a cleared shed pad, with an all-weather driveway to the pad.

The current owner/custodian has had a chemical free, no poison policy on the property and all weed control has been manually done for over 15 years.

The timbered forest area has been regenerated over the past thirty years and there's enough timber to build a residence, shed and more - with Tallowood, Gum, Brushbox, Red Cedar and many other rainforest species.

The property has approximately 60% timber and 30% pasture areas and currently running 7 head of cattle and 3 horses and the ability to improve it's carrying capacity with better pasture management. With fertile Alluvial soils on the creek flats and Chocolate Basalt ridges the property would be ideal for numerous agricultural enterprises.

The property has relatively good fencing however some areas need attention.

With a bit of love and care, this could be a very impressive opportunity for the right person.

0 BED | 0 BATH | 0 CAR

**PRICE:**  
\$850,000

**OPEN FOR INSPECTION:**  
N/A



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