



**SOLD**

## A GREAT OPPORTUNITY

Local award-winning agent, Uri Ross, proudly presents 151 Moras Road, Rock Valley. Situated only 15Km from Lismore is this flood free 105 acre farm set at a very affordable price.

The cosy 2 BDR cottage is situated close to the road. It is connected to mains power, has its own rainwater tank, single garage, small yard and a peaceful outlook over rolling farmland. This structure is council approved and would be a great place to live while you build your larger home on the building pad above which has soaring views down the valley and beyond.

Start small and go big. All rural properties in the shire are allowed to have two houses (STCA), this property offers a stepping stone with the cottage, as you can live in that while you build a new home or keep it tenanted for \$350 p/w (lease expires on 02/09). In fact you could build two new homes and decommission the cottage as a home, another option is to extend onto the cottage to increase its size.

The majority of the land is in essence a valley, which is completely accessible with a 4x4. Being a valley, you have a mostly permanent creek that runs through your property. There are only two farms past this property, so the water running down the catchment is very clean. The rolling pastures flows into thick rainforest, a great place for the kids to adventure and high chances of Koala sightings. There are three dams and three paddocks for the cattle to drink and graze from, 50% of the property will have new fencing, and the remaining boundary fences are well and truly stock proof.

The infrastructure on the land is impressive for the price, there is a large machinery shed, big enough to fit trucks and excavators, there is an inbuilt shipping container under the roofline to keep your tools out of the weather. Another addition is an established set of cattle yards down from the house, with a brand new vet crush. A spring fed dam from above gravity feeds cattle troughs and outdoor taps, all the hard work is done!

- Cattle carrying capacity = 30 breeders
- Right of carriage way to remaining two farms through a portion of the property

To complete this bargain purchase, there is also a 5,000 cubic metre quarry license, a great avenue to earn some extra income.

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$765,000

**OPEN FOR INSPECTION:**  
N/A



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