



FOR SALE

IDYLIC CATTLE FARM WITH ABUNDANT WATER, INFRASTRUCTURE & POTENTIAL

Uri Ross Property proudly presents 1036 Jiggi Road, Jiggi. Set on rich grazing country, this well-loved cattle farm is thoughtfully laid out and ready for immediate productivity, having the capacity to run 45 breeders all year round. Fenced into ten paddocks, it's ideal for rotational cell grazing, supported by a fully articulated solar trough system ensuring reliable water across the property all year round.

Accommodation includes a modest yet comfortable main house plus a second dwelling, offering a total of 7 bedrooms and 2 bathrooms—perfect for family living, workers' quarters, or future agri-tourism. The second dwelling, technically approved as a studio, has a boomerang style dam shaped around it, a very peaceful setting with ducks, birdlife & plenty more. Both homes have solar systems, AC units & wood heaters, helping you control the climate in your home all year round.

A large farm shed stands by the main residence including a gravelled and fenced work yard. Close by are a very high end set of cattle yards with cement slab in place making cattle work possible no matter what the conditions. Water security is a major feature, with a approx 1.3km of Jiggi Creek frontage + a huge swimming hole, ten dams, and strong aquaculture potential for diversification.

- Lismore 21km
- Nimbin 18km
- Ballina 57km
- Both dwellings and shed is flood free

Council Rates - approx \$2856 p/a

This is a rare opportunity to secure a highly-productive and environmentally sound farming property, with excellent infrastructure and endless potential.

Due to a long wet season, the property currently does not present in the same condition as marketing. The structures are still in the same condition

7 BED | 2 BATH | 6 CAR

PRICE:
\$1,399,000

OPEN FOR INSPECTION:
N/A



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