

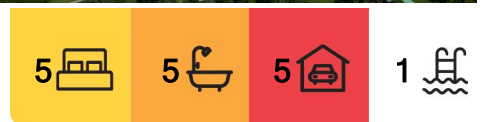
Rous, 657 Ellis Road

Diverse Farming Opportunity - Custard Apple + Macadamia Farm

Don't miss this exciting opportunity to purchase an income producing Custard Apple plus Macadamia farm on the Plateau! The "dual cropping" offers the added benefit of taking advantage of two high yielding markets in the Northern Rivers region.

2022 had its challenges for growers in the area, however the owners are now boasting a high yielding crop from their custard apples for the 2023 season! (Figures available by request)

Sitting on a prime parcel of flood free land (approx 50 acres), this property is offered as a "walk-in, walk-out deal" with a long list of inclusions available by request. The list includes all things related to the picking and packing of the nuts and fruit, plus machinery related to the maintenance and up-keep of this fantastic rural property.



For Sale
Contact Agent

View
By Appointment

Contact
Michele Wallace
0413 686 913
mwallace.alstonville@ljhooker.com.au
Richard Campbell
0414 286 138
rcampbell.alstonville@ljhooker.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Alstonville
(02) 6628 1163

This farm has been meticulously maintained by the current owners with all the hard work done, and is now on offer for the new owner to take over the reins and continue to reap the rewards from this excellent income producing farm.

The property boasts a modern 4 bedroom home with a sparkling in-ground salt-water pool plus granny flat, extra separate studio and two machinery sheds. There is also the perfect spot to build a second home near the front shed for those who want to build their own.
(STCA)

Water supply is more than ample with a total of 5 large rainwater tanks to the property plus a licensed bore. Tree numbers equate to approximately 2468 Macadamia and 1562 Custard Apples.

So many extra features including:

- Well equipped kitchen with plenty of storage and stone bench tops
- Beautiful timber floors throughout the home
- Fabulous undercover outdoor entertainment area beside the pool
- Large bedrooms with master boasting stylish en-suite and walk-in robe
- Modern white plantation shutters throughout the home
- Separate self-contained studio with kitchenette and bathroom
- Bonus private guest room/rumpus also with bathroom
- Huge packing shed has kitchenette and bathroom
- Six pallet space cool room for fruit storage

This property will impress on first inspection. Phone exclusive agents Michele Wallace and Richard Campbell to arrange a tour of this wonderful property today!

More About this Property

Property ID	14DAF55
Property Type	AcreageSemi-rural
Land Area	19.46 hectare
Including	Ensuite Air Conditioning Toilets (5) Pool Dishwasher Outdoor Entertaining Workshop Built-in-Robes Fully Fenced Water Tank

Michele Wallace 0413 686 913

Sales Consultant/Licensed Real Estate Agent |
mwallace.alstonville@ljhooker.com.au

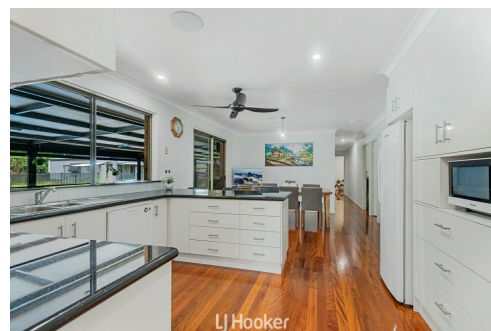
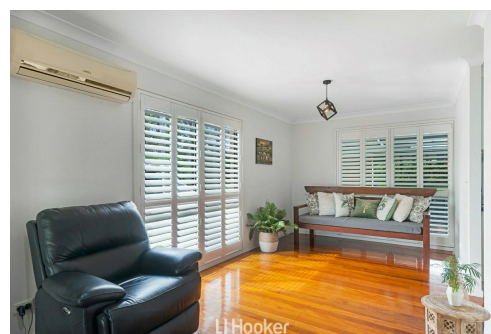
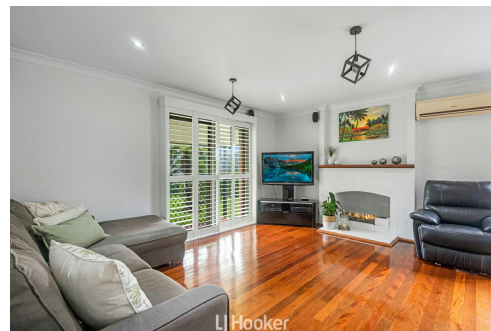
Richard Campbell 0414 286 138

Principal/Licensee | rcampbell.alstonville@ljhooker.com.au

LJ Hooker Alstonville (02) 6628 1163

Shop 16 The Plaza, ALSTONVILLE NSW 2477

alstonville.ljhooker.com.au | alstonville@ljhooker.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Alstonville
(02) 6628 1163

657 Ellis Road, Rous.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



FLOOR PLAN



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Alstonville
(02) 6628 1163