

# DOWLING

## PROPERTY



### 33 Thompsons Lane Stroud NSW

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TAKE OUT THE WORRY OF THE BUSINESS - OPTION AVAILABLE TO LEASE CHICKEN FARM BACK TO CURRENT OWNER AFTER PURCHASE.

Located only minutes from the historical village of Stroud, and one hour to Newcastle, you'll find this 36-acre (approximate) property. Featuring prime grazing acres and currently running a free-range chicken farm, FREPA approved. With Stroud being a very dominate area for the chicken and egg production industry, this sale offers you a great opportunity.

The owner has a remaining 24-month contract with Baiada with an option extension of 36 months. The farm is now producing 5.5 batches per year, with a turn over period of 55 days to 48 days, and is run by 1 fulltime person and a casual employee. Including 4 sheds (3 sheds at 122m x

**Price** : \$3,200,000 - \$3,500,000  
**Land Size** : 14.6 ha  
**View** : <https://www.dowlingterrace.com.au/sale/NSW/mid-north-coast/stroud/residential/rural/7876668>



**Mark Butler**  
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Measurements are approximate and are to be used only as a guide



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