



## 357 Big River Way, GLENUGIE, NSW 2460

High-Yield Raspberry Farm with Prana Water System & Prime Highway Frontage

**39.83 hectares, 98.42 acres**

A rare chance to secure a productive and profitable farm in a tightly held corridor, 357 Big River Way, Grafton is the perfect package for those seeking agricultural return, water security, and long-term flexibility-all just minutes from the heart of town.

Spanning approximately 4 hectares, the property is currently home to a thriving raspberry operation generating approx. \$55,000 per hectare annually. Whether you're looking to expand an existing enterprise or invest in a turn-key rural venture, this is an opportunity that delivers from day one.

Backed by outstanding water infrastructure, the property features two large dams equalling approx 50 megalitre water allocation, and the added benefit of a Prana water system-enhancing crop performance through improved water quality and plant uptake.

With highly sought-after highway frontage, the property also offers prime visibility for farm-gate sales, agri-tourism or future development (STCA).

**TYPE:** For Sale

**INTERNET ID:** 133P0106

**SALE DETAILS**

**Contact Agent**

**CONTACT DETAILS**

**Elders Real Estate Grafton**  
3/97-101 Prince Street  
Grafton, NSW  
02 6615 1602

**Benny Holder**  
0411132517

Key Features:

- Approx. 4 hectares of raspberry crops with high annual yield
- Approx. \$220,000+ annual income when fully operational
- 2 dams = 50ML water ensuring water security
- Prana water system for enhanced crop hydration & health
- Level, accessible block with multiple access points
- Prominent Big River Way frontage offering exposure & signage potential
- Minutes to Grafton with excellent road connectivity

Whether you're an experienced grower, lifestyle buyer, or entrepreneur looking to capitalise on an established rural business, this property offers the ultimate foundation for profit, growth, and potential.

- Productive raspberry farm with proven returns
- Prana water system + 2 dams + 50ML water
- High-exposure highway frontage
- Convenient location just minutes to Grafton CBD
- Potential to build, expand or diversify (STCA)

Opportunities like this are rarely offered. For more information or to arrange your inspection contact Team Benny today 0491 616 380.

Benny Holder Licence No. 20312246

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- Land Area 39.83 hectares





