"HILLVIEW" 320 ACRES ON IRON POT CREEK

"HILLVIEW" 320 ACRES - 150ML'S OF IRRIGATION

"Hillview" is considered one the best properties on North Coast of NSW. With dual income potential, this perfectly balanced farm and runs from fertile creek flats to gentle sloping higher ground where the improvements are situated.

Improvements include a fully renovated 5 bedroom 3-bathroom Timber Homestead, double carport, 2 steel machinery sheds, dairy building, storage sheds and fully equipped set of steel and timber stockyards. The sheds include built in kennels, stables and a tack room.

Iron Pot Creek is feed by Toonumbar Dam and flows through the centre of "Hillview", which makes it perfect to set up a dairy, stud and commercial cattle breeding, horticulture, hay production or any other primary industry pursuit that requires water security.

There are multiple dams across the property and a 150megalitre irrigation license that goes with the property, so the water security is there for any agricultural venture.

For years', the property has produced some of the best weaners in the district and "Hillview" regularly topped the Casino saleyards. The carrying capacity is 120 cows and calves.

The homestead was designed to cater for large family gatherings, with a private master suite with ensuite the homestead could easily convert to a Farmstay/B&B arrangement. The dairy building could also be converted to accommodation (subject to approvals). With gentle rapids and some large swimming holes, Iron Pot Creek is great for cooling down, fishing for bass and even spotting platypus.

This is an outstanding property and will be made available for the owners at the end of July this year.

Inspections are by appointment only by contacting Mike Smith on 0413 300 680

PRICE: \$2.6M INCLUDING IRRIGATION LICENCE – 2 TITLES







































Approval	Issue Expiry Kind of Approval Date Date				Water Source or Floodplain Management Plan or Land Declared to be a FloodPlain						Wate Man Zone	agement	Statu
<u>30CA303716</u>	17-DEC- 2010			Supply Works R Vater Use	Richmond Regulated Water Source								Curren
Kind of App	Issue Date E	Expiry Date Approval Number S			Status	Status Water Source							
Water Supply Works And Water Use 17-DEC-2010					31-OCT-2025	OCT-2025 30CA303716 Current Richmond				Richmond	Regula	ited Water Sou	urce
Work Type			Des	scription		Diam	eter	Status	No of V	Norks	Locat	tion (Lot/DP)
Diversion Works - Pumps			100mm Centrifugal Pur		np	NA	1	Active	2			Lot 3, DP 713681	
											Lot 31	1, DP 104073:	1
Use Purpos	se(s)				L	ocatio	n <u>(</u> s)						
Irrigation						ot 3, DI	P 713681						
							DD 10407	10.4					
					L	ot 31, [OP 10407	/31					
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