



“RIVERVIEW PARK”

300 ACRES - PRICE \$2.9M – 220ML IRRIGATION

MIKE SMITH 0413 300 680

“Riverview Park” on 5 Titles – 300 Acres

“Riverview Park” has for many years been run as a very successful Brangus Stud with the current owner running commercial cows and calves. The property consists of 300 acres of gentle undulating rolling hills and creek flats joining Eden Creek.

The improvements include 2 very comfortable 3-bedroom homes, a large 3 bay steel machinery shed with 19 solar panels, excellent set of steel stockyards to handle large numbers and several other outbuildings.

The land has been well maintained, and several paddocks have been pasture improved with Rhodes & Seteria grasses whilst the irrigated creek flats have Rye grass for the winter and forage sorghum is grown for hay during the summer months. There is a 220 megalitre irrigation license (WAL22829) on Eden Creek (Toonumbar Dam).

Water a feature of Riverview Park and has water all year round from natural spring lagoons, dams, Eden Creek and water troughs located around the property. The property is subdivided into approx. 11 grazing paddocks and has lane ways and holding paddocks.

In recent times the owners have estimated the property to run 120/130 + cows and calves and with further development through pasture improvement heavy stocking rates could be achieved.

An inspection can be made by contacting Mike Smith on 0413 300 680







220Megalitre License out of
Eden Creek
3 Hydrants













