

"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













































PO BOX 11 Kyogle NSW 2474

Rate Notice First Instalment 01/07/2020 - 30/06/2021

Hillview

PROPERTY LOCATION, DESCRIPTION AND AREA

Iron Pot Creek Road GHINNI GHI NSW 2474 Lot 31 DP 1040731, Lot 3 DP 713681

125.3100 **HECTARES**

ADMINISTRATION OFFICE ABN: 15 726 771 237 1 Stratheden Street, KYOGLE PO Box 11, KYOGLE NSW 2474 TELEPHONE, (02) 6632 1611 FACSMILE: (02) 6632 2228 EMAIL: council@kyogle.nsw.gov.au WEB, www.kyugle.risw.guv.qu

10064539

VALUATION BASE DATE

1/07/2019

Farmland

22/07/2020

1stQuarter

31/08/2020

PARTICULARS OF RATES AND CHARGES

Balance Brought Forward Farmland General Rate Farmland Base Rate Landfill Management Charge Onsite Sewerage Mgt System

706000,00 @ 0,00356101 1.00 @ 280,00 1.00 @ 43,00 1.00 @ 44.00

\$2,669.56 \$2,514.07 \$280.00 \$43.00 \$44.00

31/08/2020 \$3,390.63

5720.00 \$720.00

3rd Quarter

28/02/2021 \$720.00

4th Quarter

Nominated Work Approval(s)

30CA303716

Due 31/05/2021 \$720.00

\$5,550.63

INTEREST IS CHARGED ON OVERDUE RATES AND CHARGES AT THE DAILY RATE OF 5.00 % P.A. | DEDUCT PAYMENTS MADE SINCE 15/07/2020

Rate Notice



10064539

NOTICE TOTAL

Biller code: 434415 Reference: 10064539

BPAY® this payment via Internet or phone banking.

BPAY View® - View and pay this bill using internet banking. BPAY View Registration No.: 10064539

Post Billpay code: 2164 Billpay Reference: 1006 4539

Pay in-store at Australia Post (no credit cards), online at auspost.com.au/postbillpay (credit

By phone 13 18 16 (credit cards only), or via AusPost app.

AMOUNT DUE \$3,390.63 31/08/2020

\$5,550.63

Approval	Issue Date	Expiry Date	Kind of	Approval		ce or Floodpla be a FloodPla	Water Management Zone	Status				
30CA303716	17-DEC- 2010		Water S And Wa	upply Works ter Use	Richmond Re	egulated Water S		Current				
Kind of Approval Iss				Issue Date	Expiry Date	Approval Number		Status	Water Source			
Water Supply Works And Water Use 17-				17-DEC-2010	31-OCT-202	5 30CA30371	30CA303716		Richmond Regulated Water Source		rce	
Work Type Descript			ription	tion		Status	No of Works		Location (Lot/DP)			
Diversion Works - Pumps 100mm (ım Centrifugal Pu	Centrifugal Pump		Active	2		Lot 3, DP 713681		
										Lot 31, DP 1040731		
Use Purpos	e(s)				L	Location(s)						
Irrigation						Lot 3, DP 713681 Lot 31, DP 1040731						
Water Access Licences nominating these works												
Reference Number WAL N				WAL Numb	mber							
30AL303715 228				22859	22859							

Category [Subcategory]	Status	Water Source	Tenure Type		Share Components (units or ML)	IDEC (Daily flow shares)			
Regulated River (General Security)		Richmond Regulated Water Source	Continuing		150.00				
Extraction Times or Rates									
Subject to conditions water may be taken at any time or rate									



