



“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**







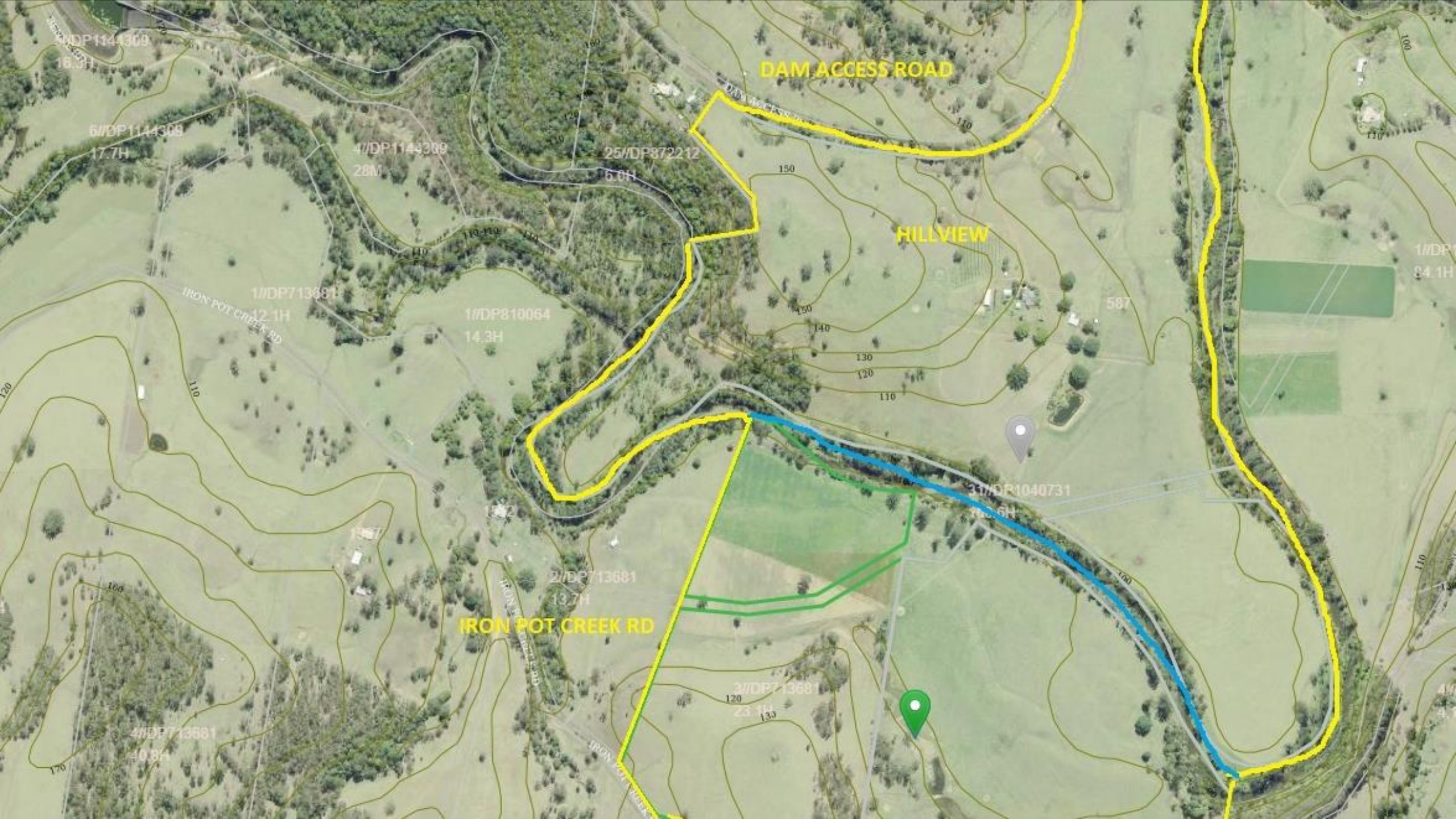












DAM ACCESS ROAD

HILLVIEW

IRON POT CREEK RD

1/DP1144309  
16.3H

6/DP1144309  
17.7H

1/DP1144309  
28M

25/DP872212  
6.0H

1/DP713681  
12.1H

1/DP810064  
14.3H

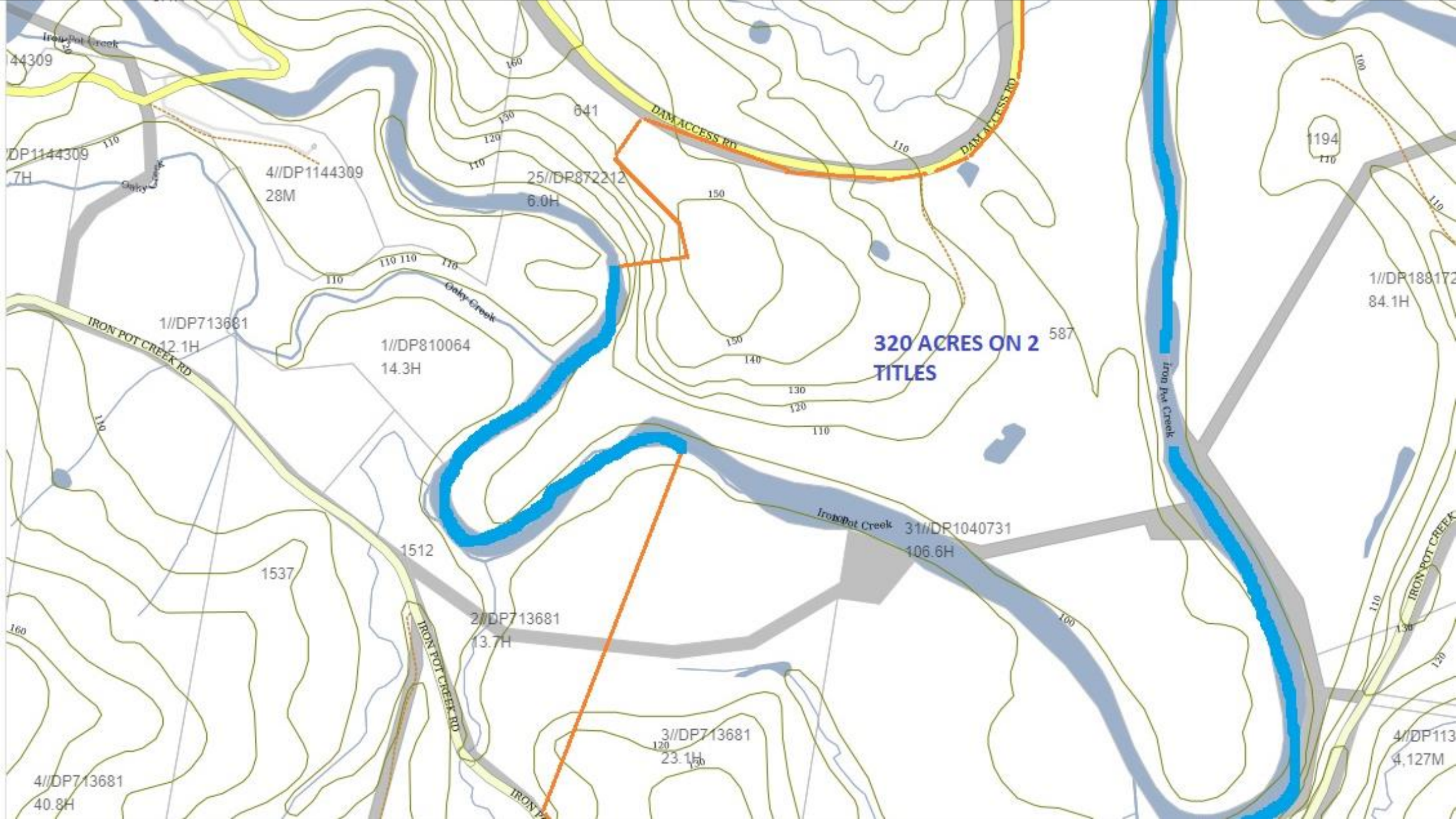
587

31/DP1040731  
10.5H

2/DP713681  
13.7H

3/DP713681  
23.1H

4/DP713681  
40.8H



44309

DP1144309

7H

4//DP1144309

28M

641

25//DP872212

6.0H

1//DP713681

12.1H

1//DP810064

14.3H

320 ACRES ON 2

TITLES

587

1//DP188172

84.1H

31//DP1040731

106.6H

2//DP713681

13.7H

3//DP713681

23.1H

4//DP713681

40.8H

4//DP113

4,127M