



“IRON POT CREEK”

57 ACRES OF PRODUCTIVE LAND

IRON POT CREEK

Iron Pot Creek is the best water source for irrigation on the North Coast. This 57 acres comes with a 40megalitre irrigation licence which is ample water to irrigate any type of crop or pasture. The property has council road access and is located close to Toonumbar Dam.

The land carries a building entitlement and power runs through the corner of the block.

The country is suitable for irrigation, running any type of stock and is well balanced with both alluvial river flats and rolling pasture improved hills with views.

The photos prove just show just how productive this country is and if you like fishing and swimming then this is the ideal block of land. There is very easy access to the creek to enjoy BBQ's or camping with friends and family.

Contact Mike Smith 0413 300 680 for an inspection.



FERTILE CREEK FLATS













25 October 2021

Parker and Kissane Solicitors
87 Summerland Way
KYOGLÉ NSW 2474

Dear Sir/Madam

Building Entitlement Enquiry - Lot: 3 DP: 1278105
Parish of Ettrick
Owner: B S Scott

I refer to your recent enquiry requesting information as to whether the abovementioned property maintains a dwelling entitlement.

I wish to advise a search of Council's records indicates that Lot: 3 DP: 1278105 **does** maintain a dwelling entitlement.

I trust this advice is of assistance. Should you require any further information in relation to this matter please contact Council's Planning and Environment Department on telephone (02) 6632 0293.

Yours faithfully

40 MEG LICENCE WITH THE WATER SUPPLIED BY TOONUMBAR DAM

