



“RIVERVIEW PARK”

**300 ACRES
ON EDEN CREEK**

PRICE \$1,700,000

MIKE SMITH 0413 300 680

LANCE BUTT 0455 589 932

“Riverview Park” on 5 Titles – 300 Acres

Riverview Park has for many years been run as a very successful Brangus Stud and the owners have decided to make a change. 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 looked after and several paddocks have been pasture improved with Rhodes & Seteria 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 60 megalitre irrigation license on Eden Creek with 3 underground mains.

Water is definitely 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.

Another feature is the ongoing income from a quarry located in one corner of the property which is leased to a local contractor.

In recent times the owners have estimated the property to run 100 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 or Lance Butt 0455589932



60 Megalitre
Licence out of
Eden Creek
3 Hydrants

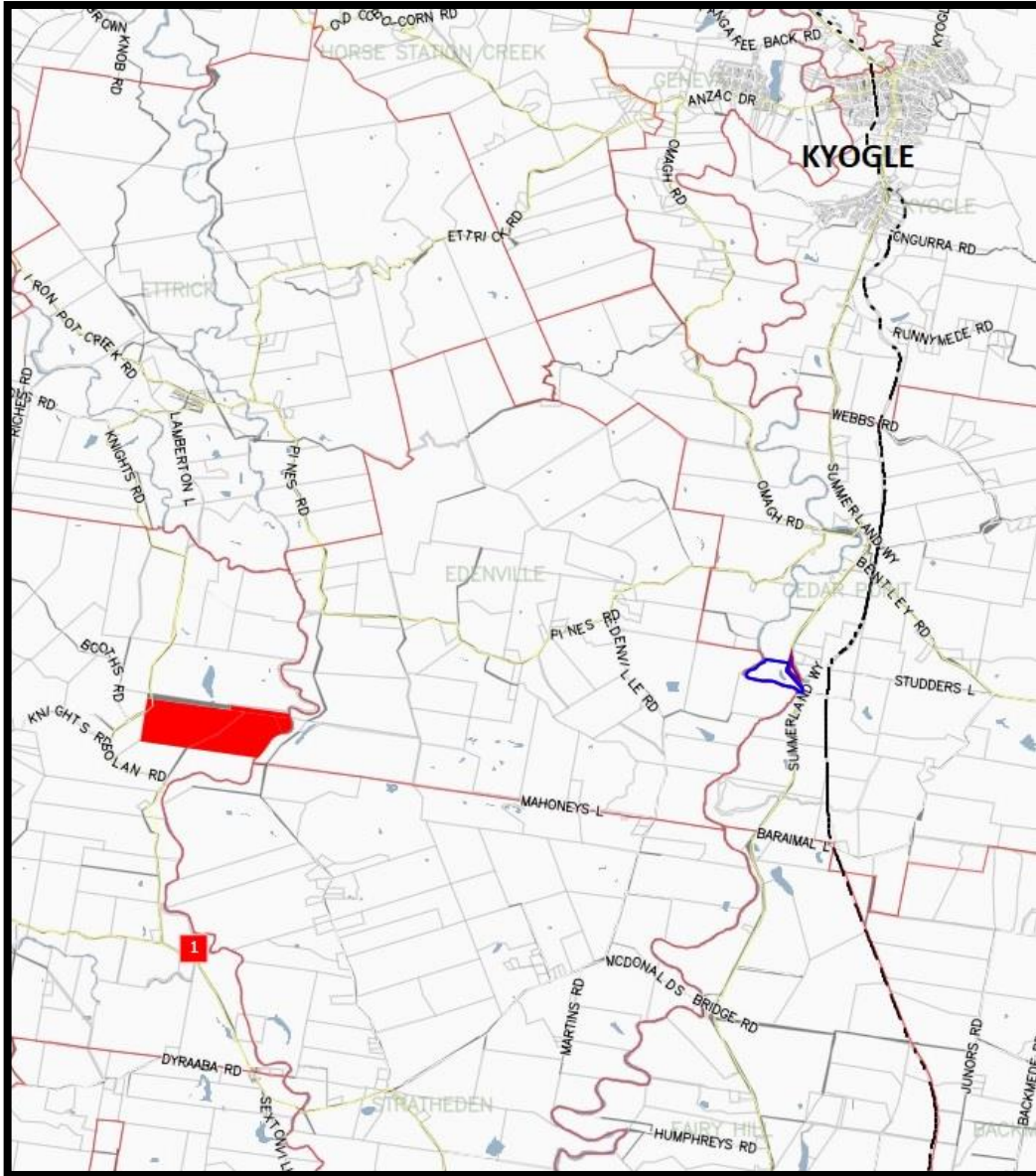












20 MINTUES TO KYOGLE

20 MINUTES TO CASINO