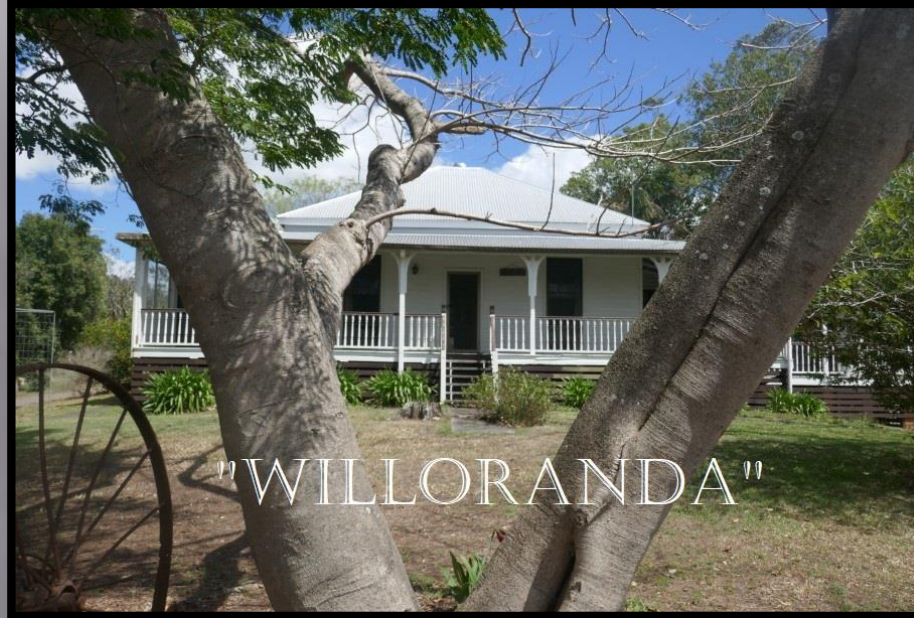


FOR SALE

"WILLORANDA" - North Coast Dairy Farm
691 Back Wiangaree Road, KYOGLE, NSW



RICMOND RIVER FRONTAGE

177 ACRES of PRIME COUNTRY

PRICE \$1,320,000

For further information contact: Mike Smith 0413300680 sales@kyoglerealestate.com

“WILLORANDA” 177 ACRES KYOGLÉ DAIRY FARM

PROPERTY DESCRIPTION

LOT 294 DP871910 LOTS 17 & 18 DP871910

TOTAL AREA: 71.83 HECTARES

219 MEGALITRE LICENCE (2 LICENCES)

4” UNDERGROUND MAINS WITH 12 HYDRANTS,

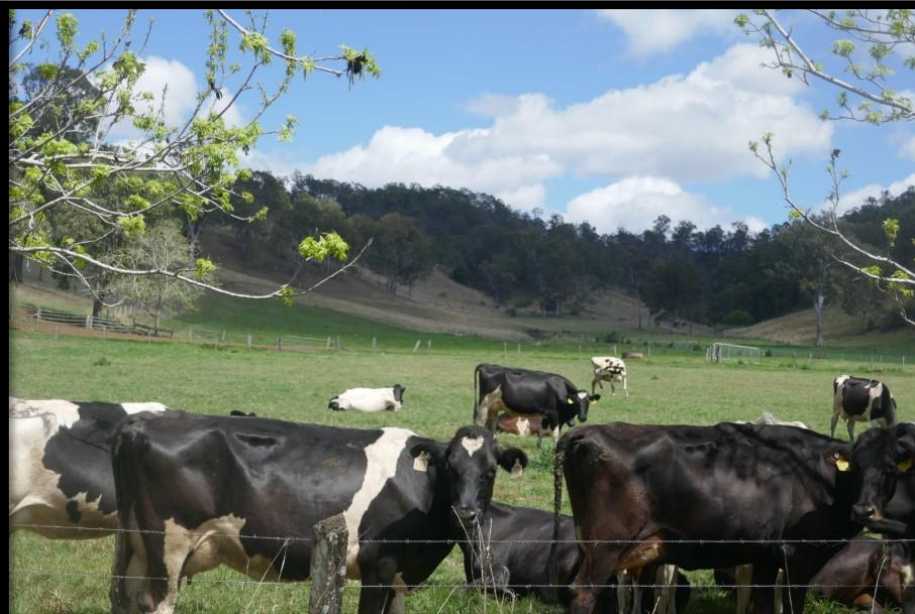
3 BEDROOM RENOVATED TIMBER HOMESTEAD

**SEPARATE GRANNY FLAT, MACHINERY SHED, 10 SWINGOVER
HERRINGBONE DAIRY & YARDS (Dairy Plant & Equipment Included)**

RICHMOND RIVER FRONTAGE – BORE, TROUGHS & DAMS

Kyogle REAL ESTATE

“WILLORANDA’S” PASTURES



“WILLORANDA” 177 ACRES

RICHMOND

RIVER



219 MEGALITRE IRRIGATION LICENCE

LICENCE: 30AL305657D 154 MEGS & 30AL305696D 65 MEGS

“WILLORANDA’S” HOMESTEAD





1 BEDROOM GRANNY FLAT



WATER TROUGHS



HAY & STORAGE SHED





“WILLORANDA’S” DAIRY



[illegible]

LOT 294 DP 871910 LOTS 17 & 18 DP871910

“WILLORANDA”

AREA: 177 ACRES

IMPROVEMENTS: 3 Bedroom Timber Homestead with separate granny flat, 3 Machinery & Storage Sheds, Herringbone Dairy Building complete with 10 swing over Milking Machines, Plant & Equipment including a 5760 Litre Milk Vat, Pressure Pump, Underground 4” Irrigation Mains with 12 Hydrants, T400 Irrigator, 219 Megalitre Irrigation Licence (2), Timber Stockyards, 10 Tonne Silo and Feed System. List on next page

LAND: The property runs from River Flats to gentle undulating valleys and ridges

WATER: Irrigation Water is from the Richmond River with 3 Phase power, Bore and Pressure Pump, Water Troughs and 2 dams

CAPACITY: 100 Milkers or 90 Cows and Calves

PRICE \$1,320,000

For an inspection please contact Mike Smith 0413300680 or our Kyogle office on 0266321077

PLANT & EQUIPMENT

- Trailco T400 Irrigator with 150m of 4 inch hose
- Southern Cross 30kw 3 phase electric irrigation pump
- Equipped bore
- Grundfos submersible river pump 1 ½ inch output
- 10 tonne silo
- Milk vat 5760 litre Alpha Laval horizontal vat with auto wash system
- Dairy hot water systems x 2
- Fully equipped herringbone dairy, including head stalls and 10 swing over machines
- Fully automatic fill feed system
- Wash down hose & pump
- Reeves effluent pump
- 4 x 5000 gallon concrete water tanks