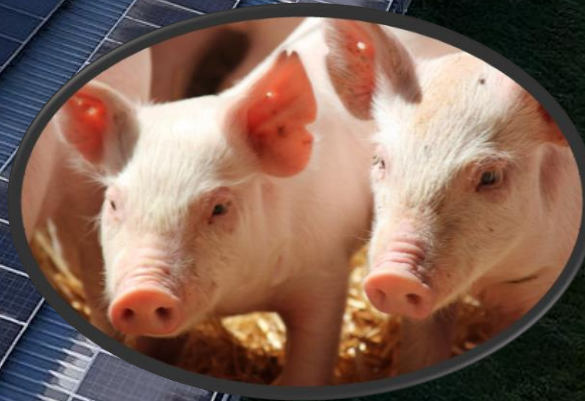


"GLENGOWRIE" KILGRA

"JACKSON'S FLAT" TABULAM



"EXPRESSIONS OF INTEREST"

Sale by

“EXPRESSIONS OF INTEREST”

**The offering of “Glengowrie” Kilgra Breeder
Farm**

&

**The Tabulam Grow Out Piggery on a
“Walk In Walk Out Basis”**

Includes Over 1,500 Sows & Gilts

Plus

7,500 + Suckers, Weaners & Growers

"GLENGOWRIE" Kilgra Breeder Farm via KYOGLE:

Title Reference: Title / Volume/ Folio and Area (ha)

12/DP1132259 14/DP1132259 1/DP132114 2-3/DP132114 1/DP384318

Land Area: 183.60 ha

Piggery Footprint: 15.00 ha approx.

Grazing & Support: 168.60 ha approx. (Runs 120 Cows & Calves)

Pig Capacity: 1500 Sows + Progeny

Water License: 5.00 units

Zone: RU1 Primary production

Local Gov Area: Kyogle Council

Property Overview: KILGRA

"Glengowrie" Kilgra is a farrow to wean facility running approximately 1,500 sows and carry 120 cows and calves. The property occupies an irregular shaped land parcel, formed by six (6) surveyed parcels, held in freehold ownership, with a total land area of approximately 183.60 hectares. Development includes approximately 15.00 hectares of piggery infrastructure with the balance of 168.60 hectares as grazing and support. Water for the operations is sourced from an aquifer, which is approved by a water access license with a share component of 5.00 units. Improvements include nine (9) working sheds, managers' residence, staff quarters, administration building, machinery shed and old feed mill shed/workshop, which range in condition from fair to very good and adequate for the operations.

“GLENGOWRIE” & “JACKSONS FLAT” PIGGERY AND LIVESTOCK PROPERTIES

AGENTS COMMENT: This is a massive opportunity to purchase two operational Piggeries on the North Coast of NSW, one situated near Kyogle has an area of 183.6 hectares and the other at Tabulam has an area of 88.32 hectares and fronts the Clarence River.

The property at Kyogle “Glengowrie” is used for breeding purposes and from there all the young pigs go to be grown out at the Jackson’s Flat, Tabulam property.

The Bacon pigs average 115kg Liveweight at 24 weeks of age when they are then processed for the Export and Domestic Markets.

“Glengowrie” can run up to 120 cows and calves with “Jackson’s Flat” running up to 70 cows and calves. There are arable areas on both properties.

PROPERTY DETAILS

“GLENGOWRIE” -KILGRA BREEDER FARM – 12 MASONS ROAD, KILGRA NSW 2474

Title Reference: Title / Volume/ Folio and Area (ha)

12/DP1132259 – 12/1132259 area 38.70HA

14/DP1132259 – 14/1132259 area 5.35HA

1/DP132114 – 1/132114 area 3.60HA

2-3/DP132114 – Auto Consol 6766-238 area 61.02HA

1/DP384318 – 1/384318 area 74.93HA

Land Area: 183.60 HA

Piggery Footprint: 15.00 ha approx.

Grazing & Support: 168.60 ha approx.

Pig Capacity: 4,024 SPU pigs

Water License: 5.00 units

Zone: RU1 Primary production **Local Gov Area:** Kyogle Council

Property Overview:

“Glengowrie is a farrow to wean facility running approximately 1,600 sows. The property occupies an irregular shaped land parcel, formed by six (6) surveyed parcels, held in freehold ownership, with a total land area of approximately 183.60 hectares. Development includes approximately 15.00 hectares of piggery infrastructure with the balance of 168.60 hectares used for grazing. Water for the operations is sourced from an aquifer, which is approved by a water access license with a share component of 5.00 units. Improvements include nine (9) working sheds, managers’ residence, staff quarters, administration building, machinery shed and old feed mill shed/workshop, which range in condition from fair to very good and adequate for the operations.

- At 5 weeks of age, piglets are transferred to the Tabulam Farm.

Improvements:

Main house: 3 bedrooms, ensuite, bathroom

Staff quarters: 4 ensuite rooms

Farrowing sheds 1-4

Shed 1 – 51 farrowing crates approx. 270sqm

Shed 2 – 57 farrowing crates approx. 330sqm

Shed 3 – 48 farrowing crates approx. 270sqm

Shed 4 – 36 farrowing crates approx. 180sqm

Capacity 480 SPU pigs

Farrowing / Weaner Shed

Size 880sqm

Capacity 1,250 SPU pigs

Housing 2,200 weaners, 60 farrowing crates

Dry Sow Shed 2 & 3

Size 1,120sqm

Capacity 960 SPU pigs

Housing 2 x 300 sows within a dynamic group layout

Dry Sow Shed 1

Size 990sqm

Capacity 640 SPU pigs

Housing 300 sows and 100 gilts

Dry Sow and Gilt Shed

Size 1,040 sqm (820sqm split level ground floor, 220sqm mezzanine floor)

Capacity 400 SPU pigs

Housing 250 dry sows and gilts

Mating Shed

Size 525sqm (approx.)

Capacity 294 SPU pigs

Housing 140 sows and 44 gilts





**“GLENGOWRIE” KILGRA
VIA KYOGLE**





PO BOX 11
Kyogle NSW 2474

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.kyogle.nsw.gov.au

Instalment Notice

Fourth Instalment



Glengowrie Farm Pty Ltd
Level 1
487-489 Ruthven Street
TOOWOOMBA QLD 4350



042
1002947
DLX1_9317

ASSESSMENT NUMBER

10072466

ISSUE DATE

14/04/2026

DUE DATE

31/05/2026

PROPERTY LOCATION, DESCRIPTION AND AREA

12 Masons Road KILGRA NSW 2474
Lot 12;14 DP 1132259, Lot 1-3 DP 132114, Lot 1 DP 384318

Area
183.39
HECTARES

BILLING DETAILS

Instalment Due

\$1,162.00

INSTALMENT DUE

\$1,162.00

INTEREST IS CHARGED ON OVERDUE RATES AND CHARGES AT THE DAILY RATE OF 5.00 % P.A.

DEDUCT PAYMENTS MADE SINCE 13/04/2026



Instalment Notice



For emailed notices:
kyogle.enotices.com.au
Reference No: CE4CA629DV

ASSESSMENT NUMBER 10072466

NAME Glengowrie Farm Pty Ltd



Billcode: 434415
Reference: 10072466

BPAY this payment via Internet or phone banking.
BPAY View - View and pay this bill using internet banking.
BPAY View Registration No.: 10072466



Post Billpay Billcode: 2164
Reference: 1007 2466

Pay in-store at Australia Post (no credit cards), online at auspost.com.au/postbillpay (credit cards only).
By phone **13 18 16** (credit cards only), or via AusPost app.

NOTICE TOTAL ▶ \$1,162.00

AMOUNT DUE THIS QUARTER ▶ \$1,162.00

DUE DATE 31/05/2026

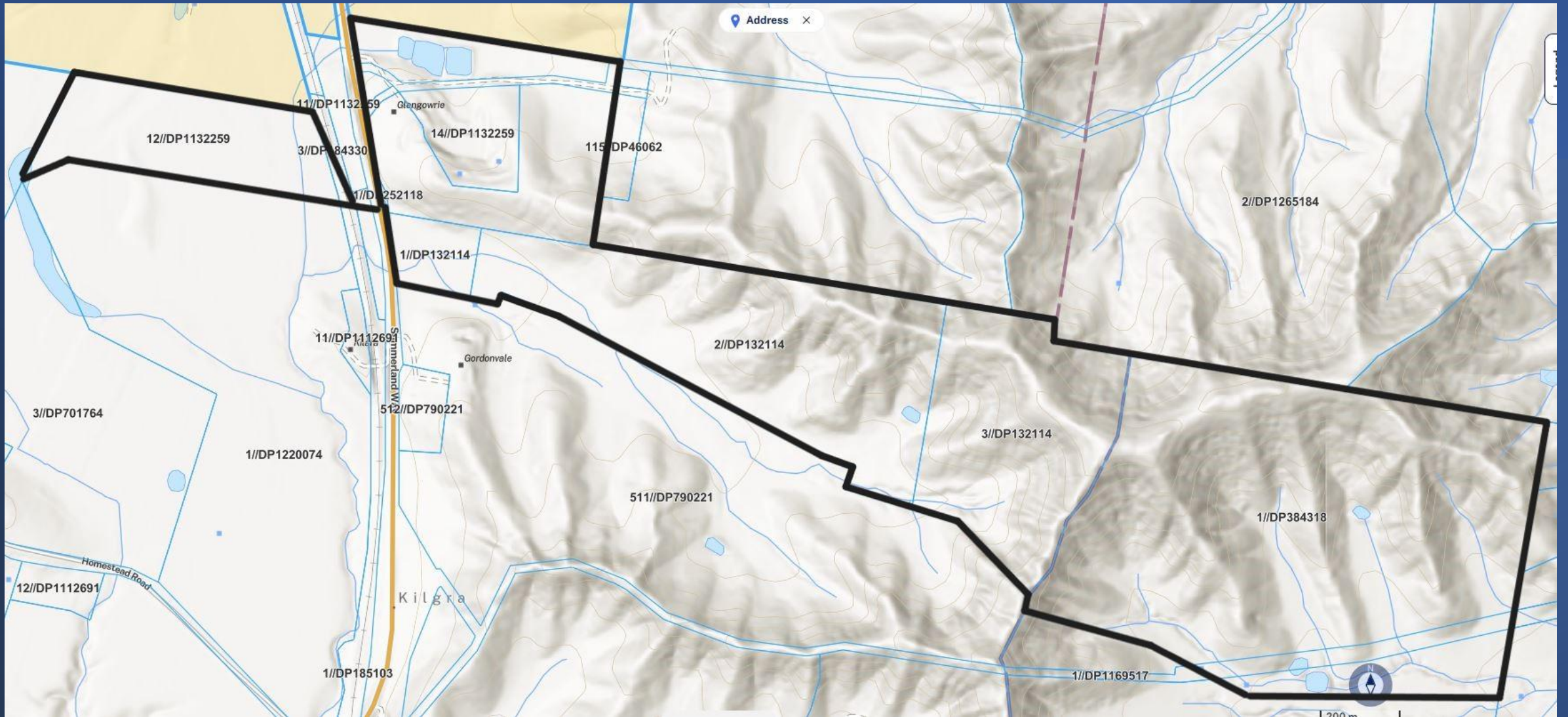


*216410072466

Scan here to pay



"GLENGOWRIE" TOPO MAP



**TABULAM GROWOUT PIGGERY - 160 Jacksons Flat Road, Jacksons Flat
NSW 2469**

Title Reference: Title / Volume/ Folio and Area (ha)

Lot 117 DP751062

Land Area: 89.32 ha

Arable Land: 37.50 ha approx.

Piggery site Area 6.10 ha approx.

Grazing & Support: 45.72 ha approx.

Pig Capacity: 8,548 SPU pigs

Water License: 66.00 units – unregulated River

Zone: RU1 Primary production

Local Gov Area: Kyogle Council

Property Overview: JACKSONS FLAT

“The Tabulam Piggery” is a wean to finish facility running approximately 7,500 growers and 70 cows and calves. The property occupies one irregular shaped land parcel, held in freehold ownership with a total land area of approximately 89.32 hectares. Development includes approximately 6.10 hectares of piggery infrastructure, 37.50 hectares of arable farming river flats with the balance (45.72ha) as grazing and support. Improvements include ten (10) working sheds, plus four (4) eco-shelters equipped with a liquid feed system and a manager’s residence. There is also a 2 ensuite portable rooms.

TABULAM GROWOUT PIGGERY - 160 Jacksons Flat Road, Jacksons Flat NSW 2469

Title Reference: Title / Volume/ Folio and Area (ha)

117/DP751062 – 117/751062

Land Area: 89.32 ha
Arable Land: 37.50 ha approx.
Piggery site Area 6.10 ha approx.
Grazing & Support: 45.72 ha approx.
Pig Capacity: 8,548 SPU pigs
Water License: 66.00 units – unregulated River
Zone: RU1 Primary production

Local Gov Area: Kyogle Council

Property Overview:

The Tabulam Piggery is a wean to finish facility running approximately 8,500 growers, The property occupies one irregular shaped land parcel, held in freehold ownership with a total land area of approximately 89.32 hectares. Development includes approximately 6.10 hectares of piggery infrastructure, 37.50 hectares of arable farming river flats with the balance (45.72ha) as grazing and support. Improvements include ten (10) working sheds, plus four (4) eco-shelters equipped with a liquid feed system and a manager's residence. There are also 2 ensuite portable rooms.

For inspections and further information, please contact the selling agents:

Mike Smith 0413 300 680 sales@kyoglerealestate.com

Lance Butt 0455 589 932 lance@kyoglerealestate.com

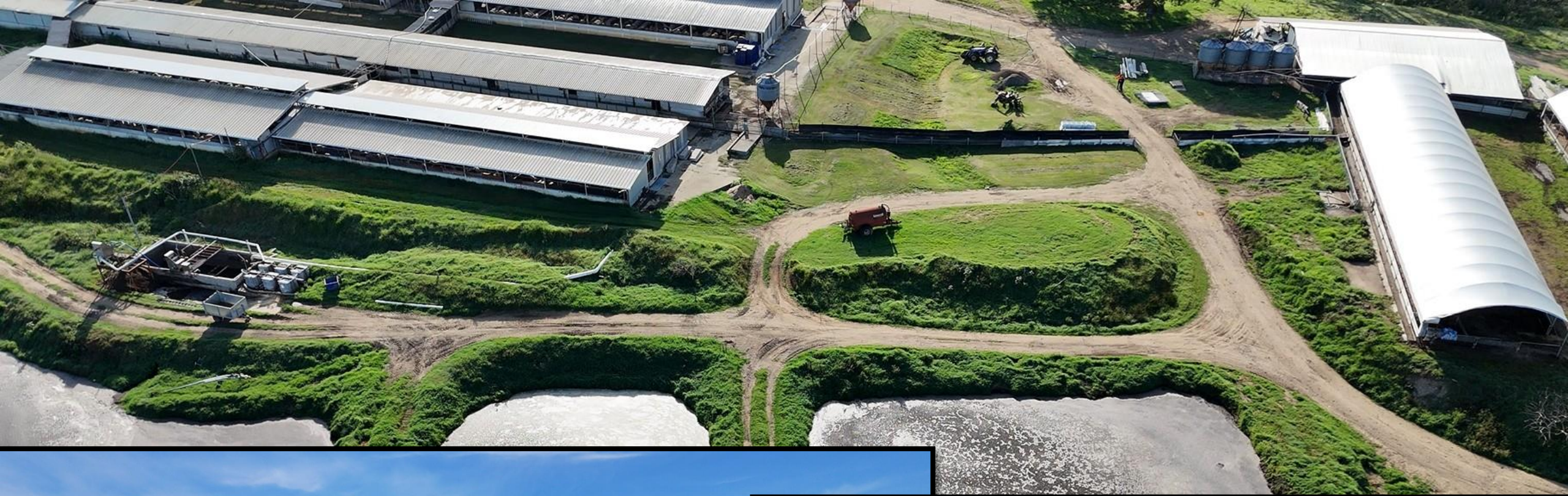


JACKSONS FLAT GROWOUT PIGGERY











PO BOX 11
Kyogle NSW 2474

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.kyogle.nsw.gov.au

Instalment Notice

Fourth Instalment

Tabulam Farm Pty Limited
1st Floor 487-489 Ruthven Street
TOOWOOMBA QLD 4350

ASSESSMENT NUMBER	10082937
ISSUE DATE	14/04/2026
DUE DATE	31/05/2026

PROPERTY LOCATION, DESCRIPTION AND AREA	
160 Jacksons Flat Road JACKSONS FLAT NSW 2469 Lot 117 DP 751062	Area 89.32 HECTARES

BILLING DETAILS	
Instalment Due	\$590.00
INSTALMENT DUE \$590.00	

INTEREST IS CHARGED ON OVERDUE RATES AND CHARGES AT THE DAILY RATE OF **5.00 % P.A.** DEDUCT PAYMENTS MADE SINCE **13/04/2026**

	Instalment Notice		For emailed notices: kyogle.enotices.com.au Reference No: C9420F53EP	ASSESSMENT NUMBER 10082937
				NAME Tabulam Farm Pty Limited

Biller code: 434415
Reference: 10082937

BPAY® this payment via Internet or phone banking.
BPAY View® – View and pay this bill using internet banking.
BPAY View Registration No.: 10082937

Post Billpay **Billpay** code: 2164
Reference: 1008 2937

Pay in-store at Australia Post (no credit cards), online at auspost.com.au/postbillpay (credit cards only).
By phone **13 18 16** (credit cards only), or via AusPost app.

NOTICE TOTAL	\$590.00
AMOUNT DUE THIS QUARTER	\$590.00
DUE DATE	31/05/2026



*216410082937

Scan here to pay



FOR ALL INQUIRIES AND FURTHER INFORMATION
CONTACT THE SELLING AGENTS;

MIKE SMITH 0413 300 680 & LANCE BUTT 0455 589 932

FOR AN INFORMATION MEMORANDUM GO TO:

WWW.KYOGLE.COM

