



“IRRIGATION & CATTLE PROPERTY”

“AS VERSATILE AS IT GETS”

"White Hill" comprises 206 acres of which 90% can be irrigated with the properties 250ML irrigation license. The property would be perfect for dairying, beef production, small crops, cereal crops and hay production.

This very versatile property is situated on Eden Creek near Dyraaba township and is less than 20-minutes to Kyogle. Improvements include a comfortable 3-bedroom home which enjoys outstanding views from its wide covered verandas. The house has an open plan living, lounge and kitchen area, polished hardwood flooring, ceiling fans, wood heater and a split aircon system, double carport which leads to a full self-contained granny flat, ideal for visitors, Farm stays or family members.

Other improvements include 3 machinery and storage sheds and a fully equipped set of steel stockyards.

The irrigation water can be supplied by using diesel motors or 3 phase motors and pumps, which pump through 6" mains to hydrants placed 66 metres apart. Ideal for any type of Irrigation system.

Toonumbar Dam is the main water source for supplying irrigation water to the dairies and irrigation farmers downstream via Iron Pot Creek and Eden Creek.

Presently the owner has 80 acres planted to Soybean for his Summer crop with the balance being Rhodes Grass and pasture.

The stock water comes from a bore which pumps directly to water troughs situated over the property plus stock have access to the creek and the house has its own rainwater storage tanks.

If you want to start up dairying, run breeders, fatten steers, grow fodder or do any type of cropping, then this would have to be the perfect property to do so.

'White Hills' is situated approx. 20 minutes from both Kyogle and Casino and for an inspection contact

Mike Smith 0413 300 680 or Lance Butt 0455 589 932

PRICE: \$3.1m

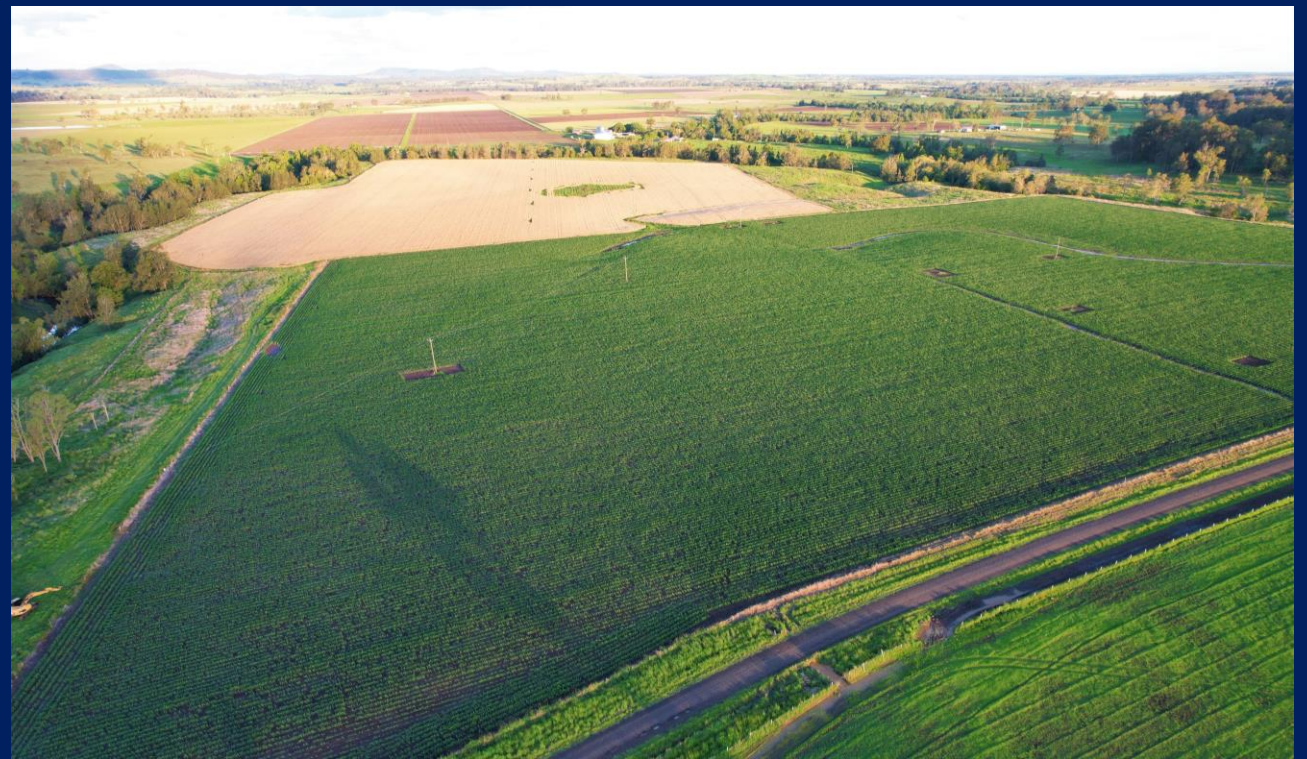






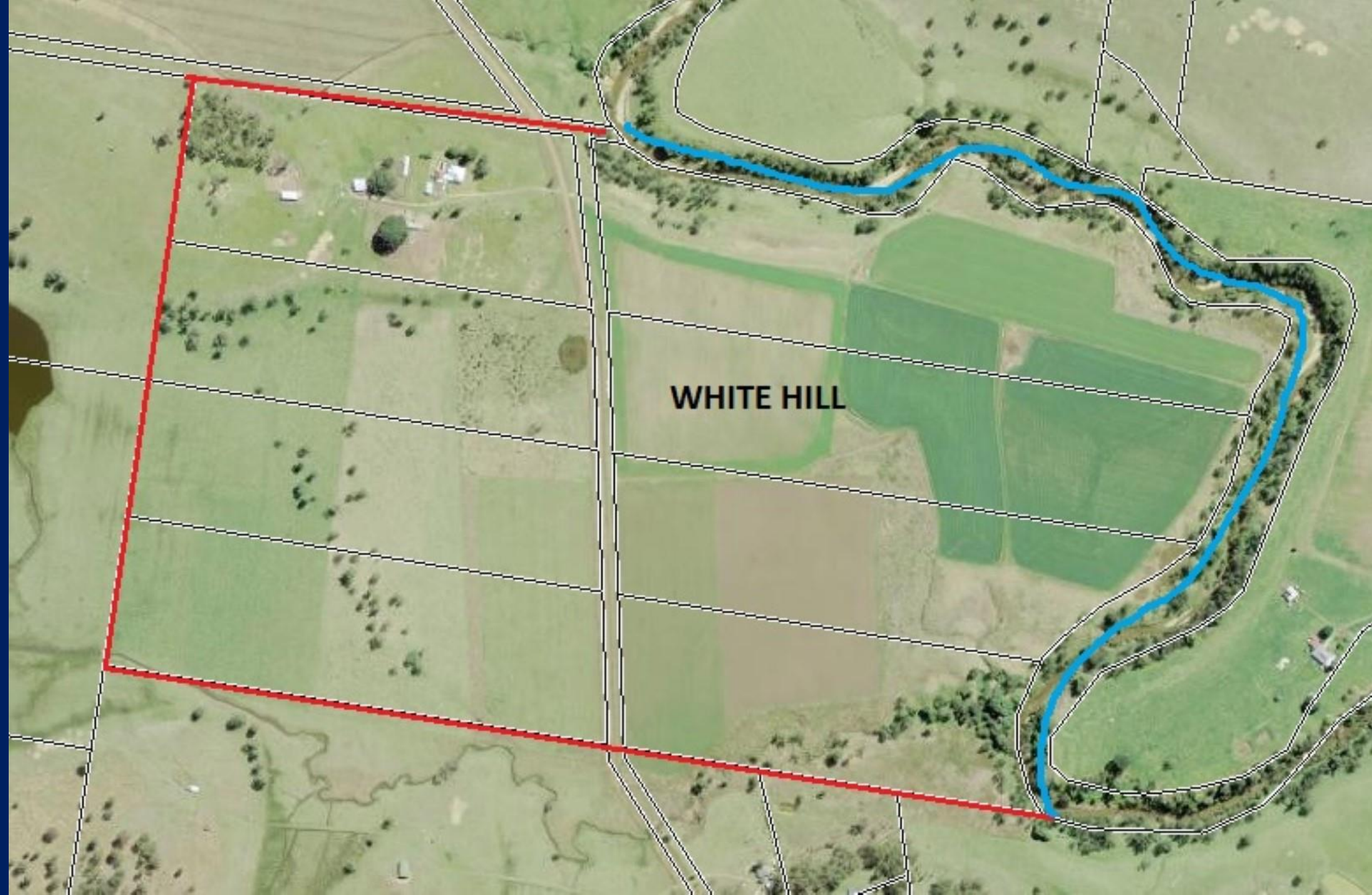












WHITE HILL