



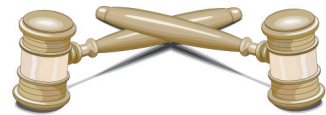
Presenting the Selling Team offering

# "Fairy Hill Station"

on the North Coast of NSW on account of K W Properties



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**KYOGLE PROPERTY AND LIVESTOCK**  
PROPRIETARY LIMITED



**FARM** <https://youtu.be/bxB7WH0VEWg>

**YARDS** <https://youtu.be/uFPXZ7Dgouw>

# "Fairy Hill Station" North Coast Of NSW

- North Coast Breeding, Fattening & Cropping Country
- Over 1800 Acres on 16 Freehold Titles
- 250 Acres available for Irrigation (6" mains & hydrants as new)
- Rich Red Volcanic & Basalt Soils
- 3 Timber & Brick Veneer Houses
- 8 Machinery, Hay & Storage Sheds
- New Clipex air operated stockyards plus another 3 sets of steel stockyards all with loading ramps
- APPROX. AREA: 739.5 Hectares (1827 Acres)

## Property Description

Lot 1, 8 DP118833 Lot 140, 57, 95, 96, 149 DP755716, Lots 1, 2 DP1144488, Lot 10 DP880077, Lot 12 DP1153502, Lot 1 DP1144202, Lot 213 DP1139328, Lot 3 DP732291, Lot 11 DP1037328 and Lot 270 DP815798

## Location

10 Minutes to Casino's CBD

5 Minutes to the Casino Export Abattoir

4 minutes to Northern Rivers Livestock Exchange

Frontage to the Summerland Way.

## Rainfall

1400 mm per annum

## Irrigation & Equipment:

2 Travelling Irrigators driven by a Diesel Motor & Pump

20 hydrants with 6-inch mains irrigating 11 paddocks from 10 acres to 40 acres.

WAL LICENCE: 22636 48 Units-Irrigation Licence (Lagoon)

WAL LICENCE: 38530 19 Unit- Irrigation Bore Licence

WAL LICENCE: 38483 5 Unit Bore Licence (Shepherd's)



## **Water**

Permanent spring fed lagoon from Spring Creek, solar powered 19 megalitre bore and 2 solar pumps from the lagoon which all pump to header tanks and gravity feed water back to water troughs in every paddock. There are 35 concrete troughs in the system. Rainwater storage tanks on all homes.

## **Country**

Gentle rolling red volcanic basalt country running to black soils flats and some well drained gentle slopes. Approx. 300 acres of annual rye grass and oats planted. This is utilised for hay and feeding off. Improved pastures across the property include Rhodes, Setaria, Bisset Blue grass, Strawberry clover and Vigna. The country is well maintained and relatively frost

free.

Over 300 Acres of Rye & Oats have been sown for winter feed.

### **Fencing**

A combination of timber and steel post using mainly heavy-duty barb wire and electric fencing where necessary. The irrigation paddocks are 4 barbs with one hotwire. Boundary is in excellent condition with 5 barbs on timber posts.

There are several laneways leading to the main yards.

### **Accommodation**

**Main Residence:** 4 Bedroom Timber Homestead.

**Workers Cottage:** 2 Bedroom Timber Cottage – currently leased.

**Northern House:** 3 Bedroom Timber Home – currently leased.

**Manager's House:** 3 Bedroom Brick Veneer with a double carport.

### **Sheds**

New Steel Machinery Shed 30 metres x 20 metres x 5 metres with 150mm thick concrete floor. A further skillion of 20 metres x 20 metres attached to this shed covers the working area of the cattle yards. There is 3 phase power connected. 2 as new 5 bay steel machinery sheds 20 metres x 8 metres.

8 Steel Machinery & Storage Sheds plus a timber storage shed located over the property.

### **Stockyards**

**Homestead:** New Clipex, air powered fully equipped steel stockyards, with a covered working 20 metre x 20 metre working area, computerized readout system, auto weigh and drafting, loading ramps to suit B Doubles. Capacity to handle 500 head.

**Northern yards:** fully equipped steel yards and loading ramp.

**Eastern yards:** fully equipped steel yards and loading ramp.

**Southern Yards:** New fully equipped steel yards and loading ramp.

**Stratheden Yards:** Steel Stockyards and crush plus loading ramp

### **Carrying Capacity**

600 Breeders and progeny

### **Services**

International Airport less than 2 hours, Domestic Airport 1 hour, Brisbane Airport 2.30 Hours, North Coast Beaches less than 1 hour. Main business and service centre Casino with schools, rail, medical and sporting facilities.

### **Agents Remark**

"Fairy Hill Station" is a very well-located cattle station of scale and versatility, near the major regional centre of Casino, arguably the Beef Capital, with the NRLX selling centre and export abattoir only minutes away.

"Fairy Hill Station" would be eminently suitable for a genetics operation or an intensive cattle breeding / fattening business. With the facilities, improvements, location and country type, "Fairy Hill Station" is productive all year round. The livestock handling facilities and country are first class.

"Fairy Hill Station" is worthy of your consideration if you wish to be a producer of premium beef in a great location.

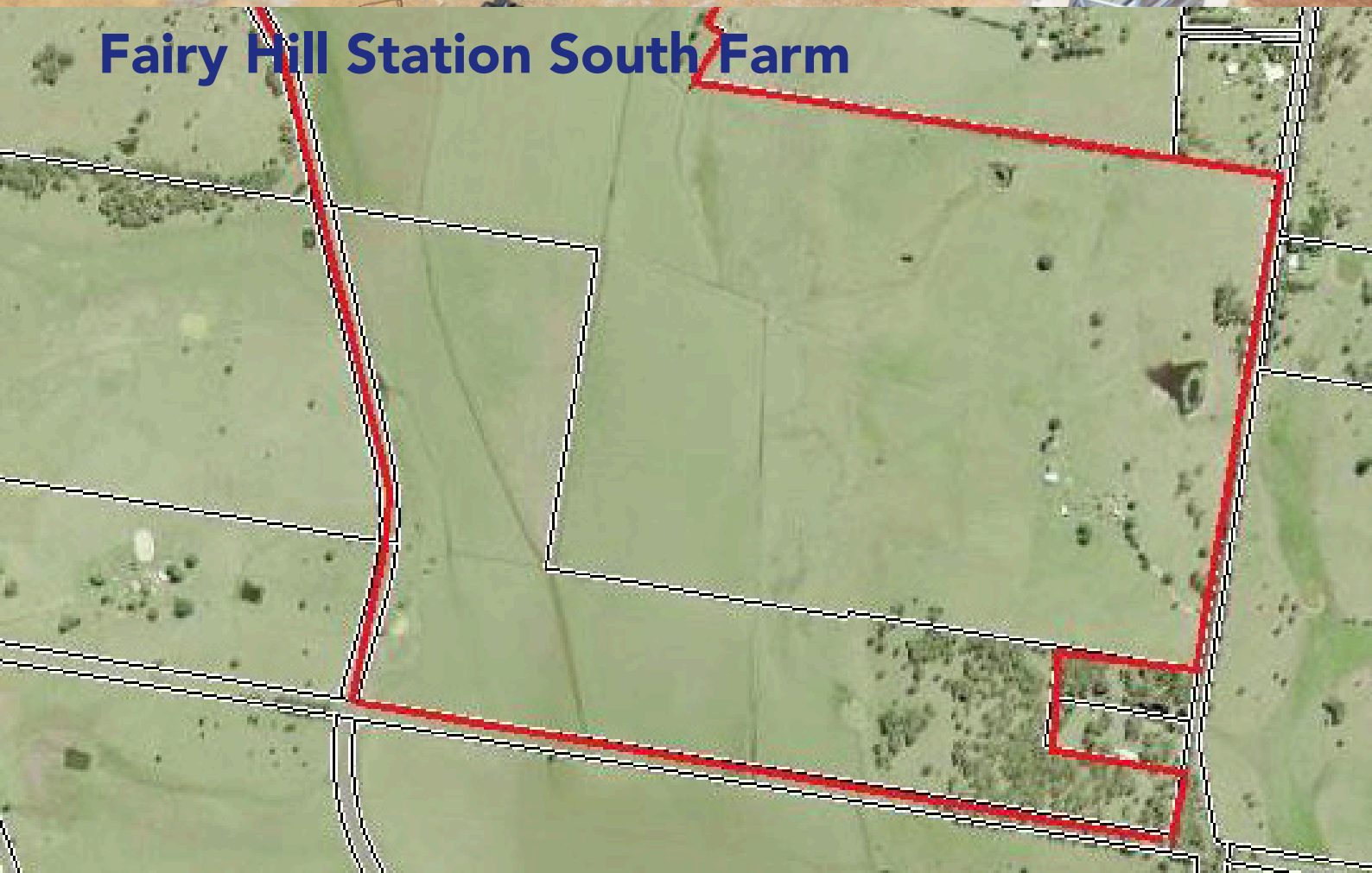


## **New Clipex Yards prior to completion**





**Fairy Hill Station South Farm**



# Fairy Hill Station North Farm



# Stratheden Heifer & Hay Paddock



**Info** SHARE CENTRE

**Lot Details**  
Total Lot Area (approx): 83.51 ha  
Address: 284 UPPER STRATHEDEN ROAD STRATHEDEN NSW 2470  
Title: 270/DP815798  
Property ID: 3467201  
Lot Area (approx): 83.51 ha

**Administrative Information**  
Local Government Area: RICHMOND VALLEY  
Federal Electorate District: Page  
State Electorate District: Clarence  
Statistical Area 2: Casino Surrounds (112021245)  
First Nation Countries: Bundjalung

**Applicable Planning Controls**  
**Richmond Valley LEP 2012** (Map Tile 005)  
Land Zoning (Current): RU1 Primary Production  
Land Zoning (Pre-reform): RU1 Primary Production  
Height of Building: 8.5 m

