



“RIVERSIDE”

**80 ACRES
ORGANIC PECAN NUT FARM**



"RIVERSIDE" 80 ACRE: Organic Pecan Nut Farm is located on the Richmond River just north of Kyogle on the North Coast of NSW. The farm is to be offered on a "Walk In Walk Out Basis".

"Riverside" has been established for 30 years and each year the harvest is getting more and more productive and profitable.

There are 1500 mature trees with another 140 just planted. Varieties include Shoshoni, Cape Fear, Cheyenne, Wichita and Riverside. The Pecan trees have a life expectancy of well over 100 years and up to 300 years of age. The trees are watered from the Richmond River and the property has an 85megalitre license from the river plus several rainwater storage tanks and water troughs.

Improvements are extensive and include a very comfortable 3-bedroom one bathroom timber home with a massive covered outdoor living and entertainment area. For extra accommodation there is a one bedroom, two sleep out, one bathroom apartment that can be used for Farm stay's, guest or workers accommodation. Both the main house and second have air-conditioning units with 5G internet access and the main featuring hardwood flooring and ceilings. The house is surrounded by native gardens and beautiful shade trees.

Other improvements include a storage shed with a skillion, garden shed, outdoor toilet, machinery shed, packing and sorting shed plus a set of steel stockyards.

The production room includes a new cool room, sheller, bench refrigerator and vacuum sealer. The sorting shed and equipment include two receival bins, waste sorter, waist belt, tumbler wheel, air-sorter, bench sorter with two conveyer belts.

Harvesting Equipment- Flory Harvester, New Holland Tractor, Weiss McNair Sweeper, Taarup Disc Mower, Tree Shaker, Four Field Bins and Fan, a Toyota and Daihatsu Farm Trucks

Pruning Equipment- Cherry Picker & Pole Saw

Silos - Two 28-ton silos, four vibrators, six dehumidifiers.

General Farm Equipment- Irrigation pump and motor, Onga pump, two house pumps, cattle yards and head bale, three gas guns, bird deterrents

Solar - There are 54 panels on the main shed and 26 panels on the house plus two inverters.

Power - The shed has both single phase and three phase, the main house is single phase and second dwelling has three phases power

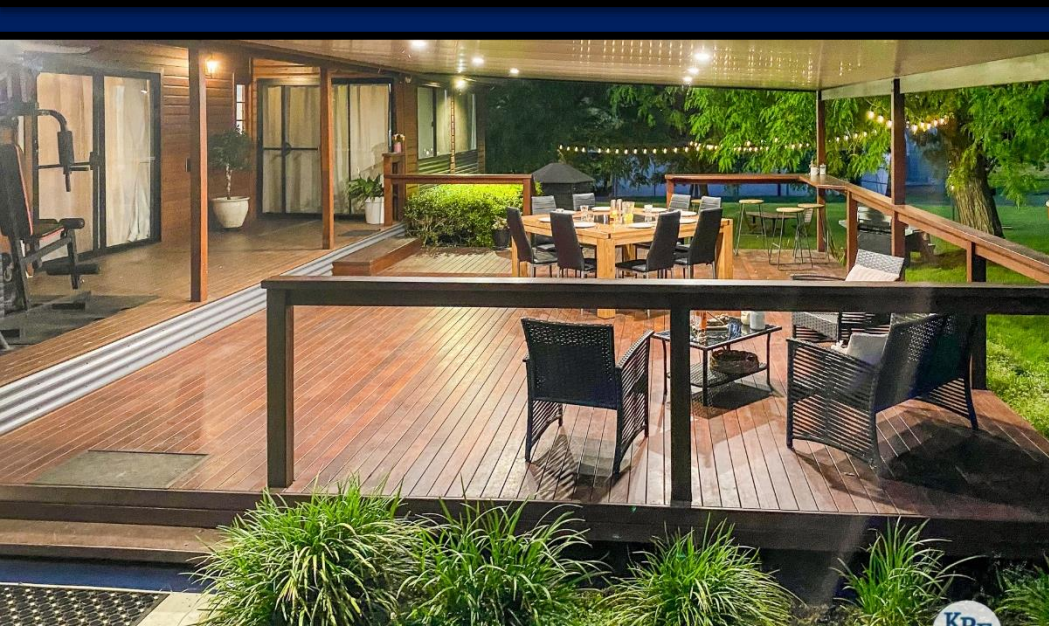
Land: The land is productive river flats and all the improvements are located on a gentle slope.

COMMENT: With the growing demand for organic foods in Australia and around the world this Pecan Nut Farm is about to go into a new phase in marketing and sales. Sales are expected to reach new heights in coming years through the maturity of its already established 1500 trees, the planting of 140 new trees and the packaging and selling of its own produce on and off farm. Riverside is an exceptional property with a current unique market that is established and has many future financial options. Properties like this one are rare and valuable and won't stay on the market for long. The majority of North Coast of NSW and SEQ Pecan growers are establishing their own co-op, which will also enhance sales in coming years, especially for Certified Organic Pecans.

For an inspection which is by appointment only, contact Mike Smith 0413 300 680

or Lance Butt 0405 589 932 Price: \$2.95m

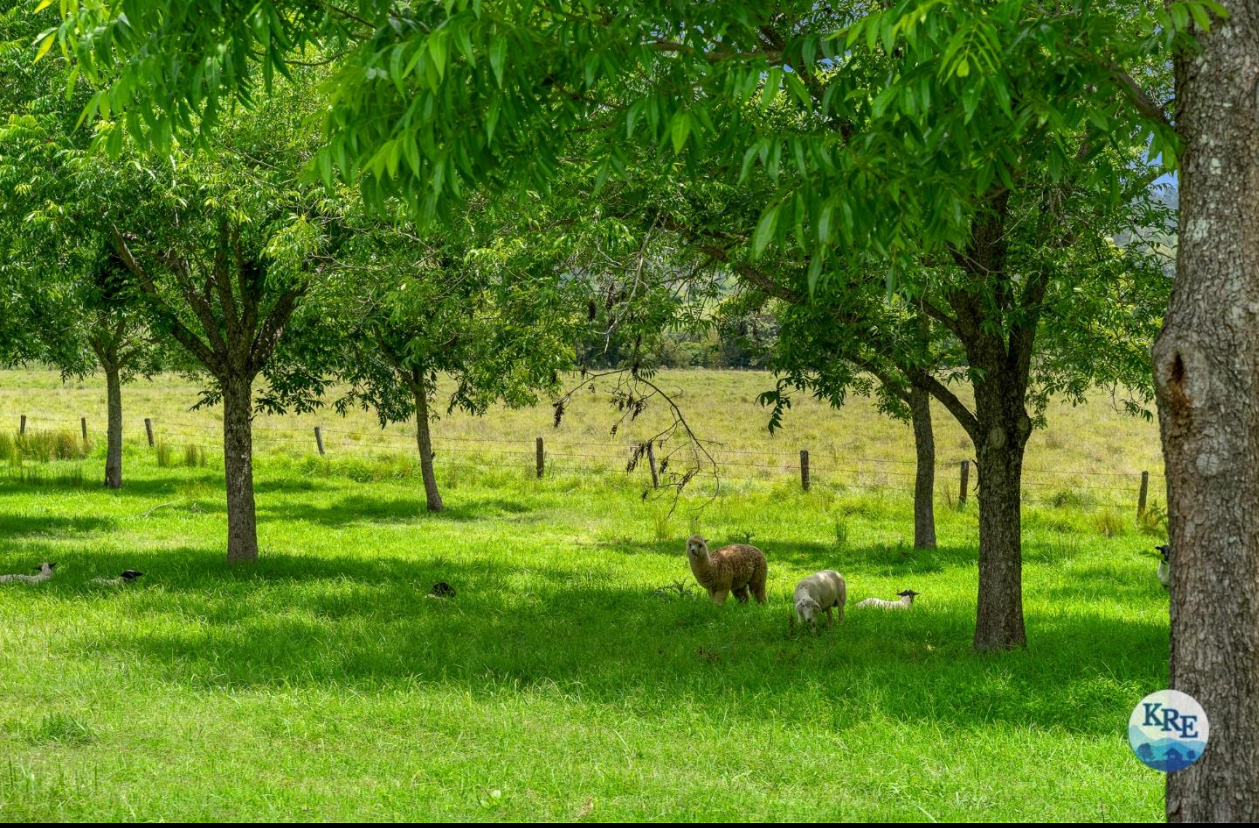














PO BOX 11
Kyogle NSW 2474

Rate Notice First Instalment

01/07/2021 - 30/06/2022

139 Homestead Road
KILGRA NSW 2474

ADMINISTRATION OFFICE
ABN: 15 726 771 237
1 Stratford Street, KYOGLE
PO Box 11, KYOGLE NSW 2474
TELEPHONE: (02) 6632 1611
FACSIMILE: (02) 6632 2228
EMAIL: council@kyogle.nsw.gov.au
WEB: www.kyogle.nsw.gov.au

ASSESSMENT NUMBER	10057640
VALUATION BASE DATE	1/07/2019
VALUATION AMOUNT	530000
RATING CATEGORY	Farmland
ISSUE DATE	14/07/2021
DUE DATE	31/08/2021

LOCATION, DESCRIPTION AND AREA

139 Homestead Road
KILGRA NSW 2474

32.3200
HECTARES

TULARS OF RATES AND CHARGES

General Rate	530000.00 @ 0.00365716	\$1 938.29
Use Rate	1.00 @ 286.00	\$286.00
Asset Charge - Split Bin	1.00 @ 468.00	\$468.00
Management Charge	1.00 @ 58.00	\$58.00
Waste Mgt System	1.00 @ 45.00	\$45.00

1st Quarter

Due 31/08/2021
\$701.29

2nd Quarter

Due 30/11/2021
\$698.00

3rd Quarter

Due 28/02/2022
\$698.00

4th Quarter

Due 31/05/2022
\$698.00

TOTAL \$2,795.29

IN OVERDUERATES AND CHARGES AT THE DAILY RATE OF 5.00 % P.A. DEDUCT PAYMENTS MADE SINCE 13/07/2021

Notice



For emailed notices:
kyogle.enotices.com.au
Reference No: B9E466262X

ASSESSMENT NUMBER 10057640

NAME

Phone: 434415
Fax: 10057640

Pay via internet or
and pay this bill
online.
Phone No.: 10057640



Post Billpay code: 2164
Reference: 1005 7640

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 \$2,795.29

AMOUNT DUE
THIS QUARTER \$701.29

DUE DATE 31/08/2021

