



**“KILGRA” APPROX 260 ACRES**

# “MILLPARK” – 260 ACRES – Summerland Way, KILGRA NSW 2474

## IMPROVEMENTS:

The house which is currently leased and is the original homestead. It is surrounded by mature trees and has a large machinery shed. Other improvements include 3 machinery sheds, a large set of steel stockyards to handle big numbers plus a dip yard. There is a service tunnel under the main road to access the river flats and stockyards.

The property is located 8-minutes to Kyogle’s CBD and less than 2 hours to the Gold Coast & Brisbane. Rail service from Kyogle is available.

## IRRIGATION:

65 Megalitre irrigation licence from the Richmond River PLUS access to effluent ponds next door. On the river there is a submersible pump, underground mains and hydrants throughout most of the flats. The Hardline Travelling Irrigator is in the deal.

Apart from the irrigation system there is a large spring fed dam that gravity feeds to several water troughs and an equipped well that supplies other troughs.

On the flats there is a long wide lagoon and the river that is ample water for livestock plus water in the yards as well as good shade.

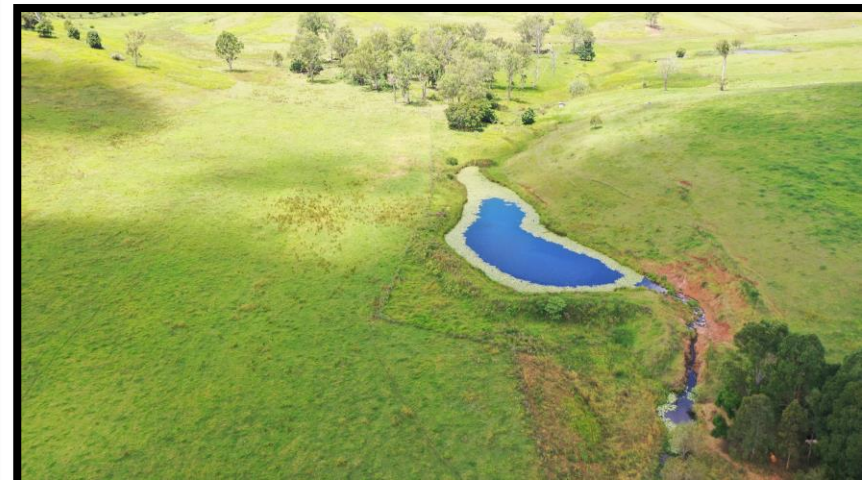
**LAND:** The property is well-balanced, having both the river flats and running up into some low hills which have heaps of potential. The riverbank country has some magnificent stands of old river Red Gums for shade and the soils could grow any type of pasture or crops. Both Kikuyu and Paspalum are the main grasses with seasonal clover and rye grass sown during the winter months.

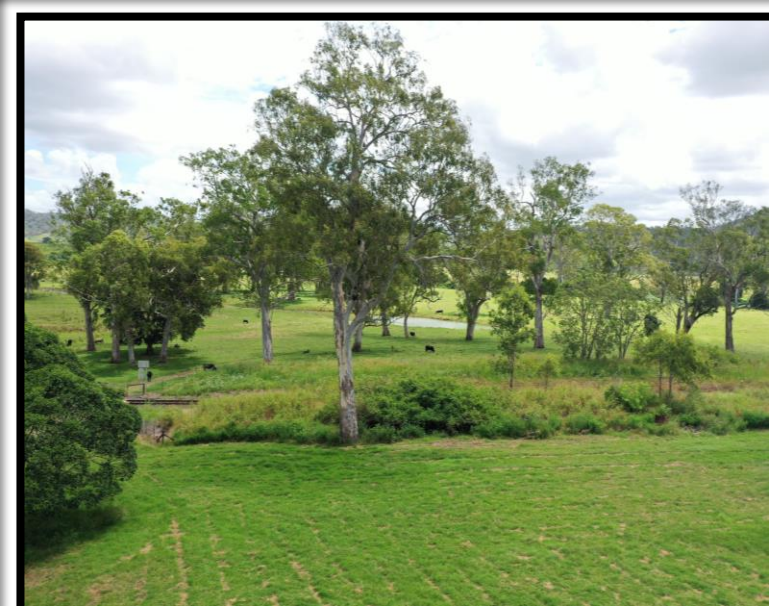
**LIVESTOCK:** Run what you want on this property if you utilise the irrigation from the river and the ponds. The owners estimate 120 cows and calves or 200 background steers and heifers, taking them through to up to 310kg dressed weight and milk tooth.

**COMMENT:** “Millpark” is a highly productive farm and has the results to prove it. Whether you want to live on the coast or on farm, this property is easily managed and has been well cared for generations.

If you are wanting to purchase something that is highly productive and only minutes from town, book an inspection with Mike Smith by contacting him on 0413 300 680

PRICE: \$2.4M











1038 Summerland



**INFO**

**APPLICABLE PLANNING CONTROLS**  
Kyogle LEP 2012 (Map Tiles 003B, 003D)

**Land Zoning:**  
RU1 Primary Production

**Land Zoning (Pre-reform):**  
RU1 Primary Production

**Minimum Lot Size:**  
40 ha

**Land Application Map:**  
Included