



**“PINE CREEK” 13.4 ACRES**



## **A FARM WITH MANY OPPORTUNITY – PRICE \$649,000**

Nestled amidst the verdant rolling hills of Kyogle, NSW, 532 Pines Road presents a quintessential rural retreat for those who dream of a weekend haven, or a lifestyle immersed in the countryside. This 13.4-acre property is a sanctuary for enthusiasts of dog & bird breeding, sheep and cattle farming, equestrian pursuits, and horticulture, providing an idyllic setting to escape the hustle and bustle of city life.

The acreage, currently a canvas awaiting the strokes of your imagination, has been a fertile ground for raising cattle, nurturing up to 80 ewes and 14 horses. It has also seen the successful operation of dog and bird breeding enterprises within its expansive sheds.

The property's weekender shed has been ingeniously converted into a comfortable abode equipped with modern conveniences, further accentuated by a covered entertaining area and bar – perfect for hosting gatherings that celebrate the beauty of rural living.

Additional features include a prime elevated building site, robust steel stockyards complete with a vet crush and loading ramp, a round yard, and a 40m x 20m dressage arena for equestrian training. The property is well-served by a trio of sheds which have multiple uses, alongside purpose-built bird aviaries and dog breeding pens.

Water resources are abundant with a permanent creek that boasts a picturesque waterfall, two dams, a fully licensed bore, and irrigation capabilities. Storage tanks ensure an ample supply for domestic, and livestock needs. The land is segmented into five grazing paddocks, securely meshed around the periphery and not prone to flooding.

With three-phase power connected, this property stands ready for enterprising individuals keen on cultivating their own farm-based business.

Seize this rare opportunity to lay down roots in a region proximal to Kyogle, Casino, and a mere 30 minutes from Lismore. For a viewing that could mark the beginning of your pastoral journey, contact Mike Smith on 0413 300 680 without delay.









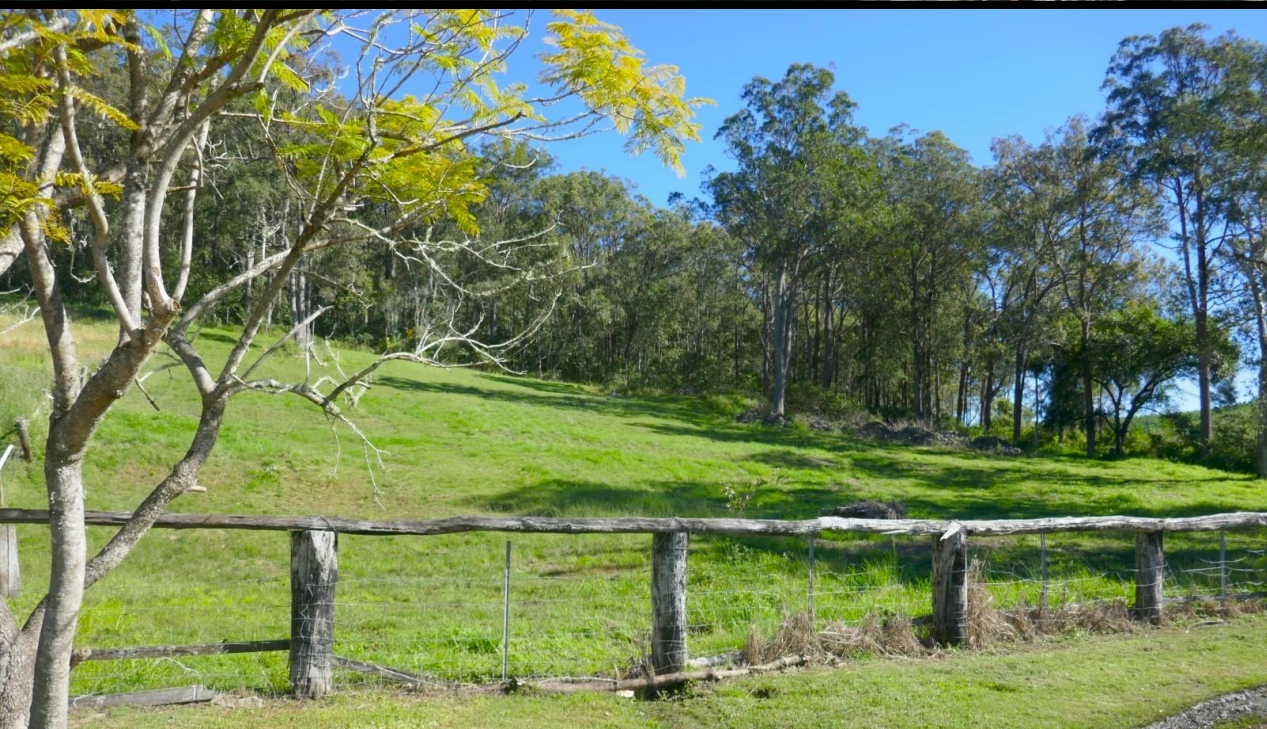




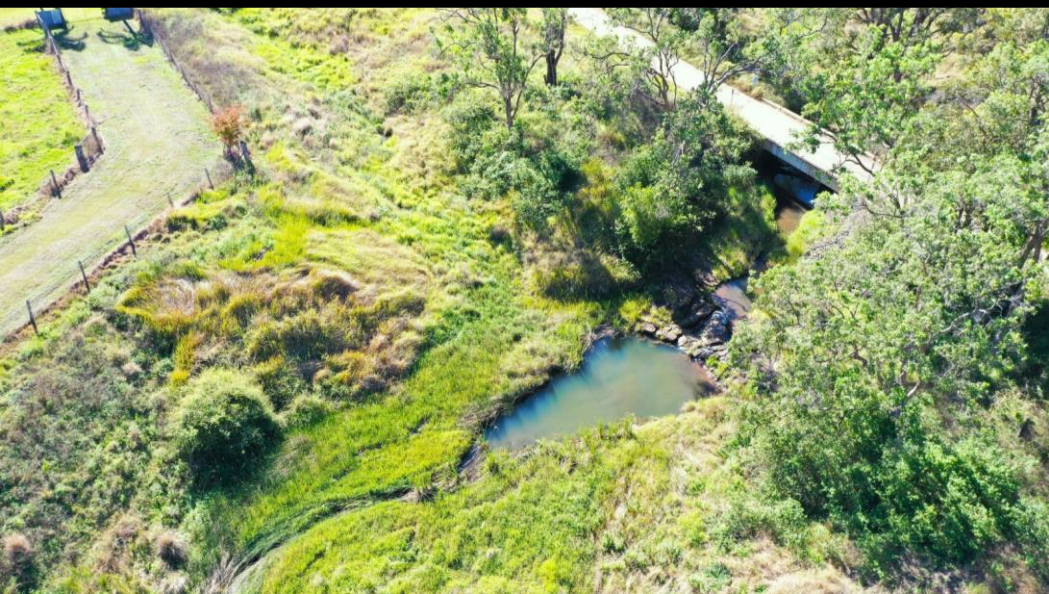
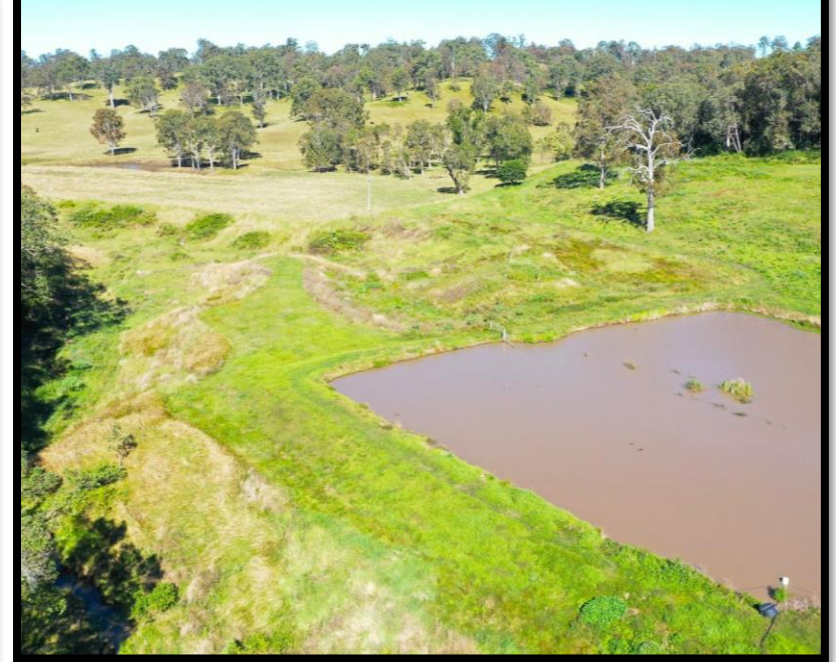


















# Rates & Charges Notice

## First Instalment

01/07/2024 - 30/06/2025



532 Pines Road  
EDENVILLE NSW 2474



018  
1001546  
R1\_10425

FACSIMILE: (02) 6632 2228  
EMAIL: council@kyogle.nsw.gov.au  
WEB: www.kyogle.nsw.gov.au

### ASSESSMENT NUMBER

10050546

### VALUATION BASE DATE

1/07/2022

### VALUATION AMOUNT

218000

### RATING CATEGORY

Farmland

### ISSUE DATE

12/07/2024

### DUE DATE

31/08/2024

### PROPERTY LOCATION, DESCRIPTION AND AREA

532 Pines Road EDENVILLE NSW 2474  
Lot 3 DP 621669

5.4180  
HECTARES

### PARTICULARS OF RATES AND CHARGES

Farmland General Rate  
Farmland Base Rate  
Landfill Management Charge

218000.00 @ 0.00232992  
1.00 @ 320.00  
1.00 @ 51.00

\$507.92  
\$320.00  
\$51.00

### 1<sup>st</sup> Quarter

Due 31/08/2024  
\$221.92

### 2<sup>nd</sup> Quarter

Due 30/11/2024  
\$219.00

### 3<sup>rd</sup> Quarter

Due 28/02/2025  
\$219.00

### 4<sup>th</sup> Quarter

Due 31/05/2025  
\$219.00

**TOTAL** \$878.92

INTEREST IS CHARGED ON OVERDUE RATES AND CHARGES AT THE DAILY RATE OF 5.00 % P.A. DEDUCT PAYMENTS MADE SINCE 11/07/2024

## Search Results

« < 1 to 1 of 1 rows > »

Approval	Issue Date	Expiry Date	Kind of Approval	Water Source or Floodplain Management Plan or Land Declared to be a Floodplain	Water Management Zone	Status
30WA305554	17-DEC-2010		Basic Rights	Kyogle Area Water Source		Current

Kind of Approval	Issue Date	Expiry Date	Approval Number	Status	Water Source
Basic Rights	17-DEC-2010		30WA305554	Current	Kyogle Area Water Source

Work Type	Description	Diameter	Status	No. of Works	Location (Lot/DP)	Suffix	Work ID	ESID	Lat/Long	Authorised/Constructed
Extraction Works Gw	Bore	139	Active	1	Lot 3, DP 621669	Whole Lot	1000126862	54103	-28.692858, 152.944128	Constructed

- Conditions

