



“RIVERVIEW” 425 ACRES

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WIANGAREE BACK ROAD, KYOGLE NSW - 2 Titles with 2 Homes

“Riverview” is located 10 minutes from Kyogle on the North Coast of NSW and just on the western side of the Richmond River.

The property has in the past been a very successful dairy operation, milking up to 200 cows. In recent years the property has been running around 170 to 180 Angus cows with Charolais cross calves, breeding outstanding weaners for the Autumn markets.

Improvements include a 4-bedroom home plus a 2-bedroom cottage (both have very good tenants). In the last two years a new fully equipped set of stockyards have been built where the dairy once stood, it has concrete working area which is undercover and heaps of drafting pens. Other improvements include 2 machinery sheds, a storage shed and a double garage near the house.

Irrigation is available through a 3phase power pole situated on the banks of the Richmond River, which is accessed via a legal easement (54ML in total). There are 3 risers located across the flats. Stock water mainly comes from two fully equipped bores which are pumped to header tanks then gravity feeds back into several water troughs located in most paddocks plus a dam and seasonal springs.

There is approx. 160 acres of land suitable for cropping or hay production which are covered with Paspalum and Kikuyu grasses. A good majority of the western basalt country has been pasture improved with Seteria & Rhodes grasses with goods stands of shade timber.

Most of the boundary and interior fences are either new or in excellent condition.

“Riverview” is located 2 hours to Brisbane, 40 minutes to Lismore and just under 2 hours to the Coolangatta Airport, so location is perfect.

Please contact Mike Smith on 0413 300 680 and Lance Butt 0405 589 932 for an inspection and further information.



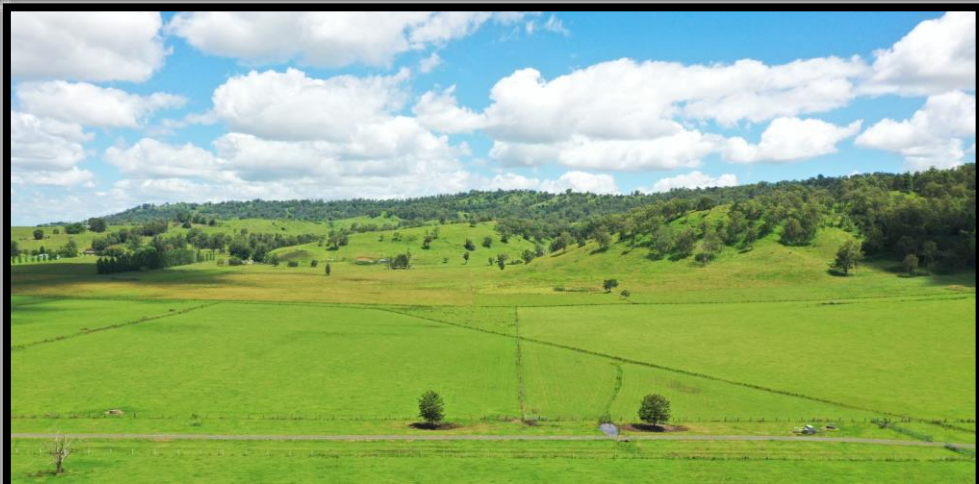
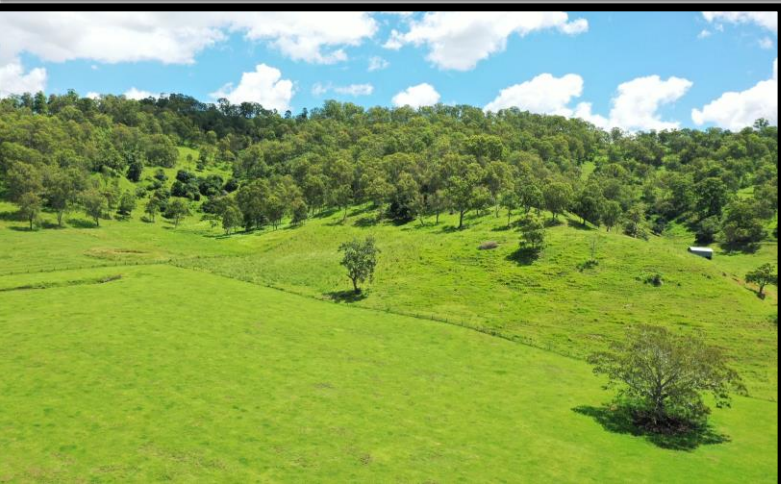


















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Instalment Notice Third Instalment



ASSESSMENT NUMBER

10059265

ISSUE DATE

10/01/2024

DUE DATE

28/02/2024



018
1002626
R1_7939

PROPERTY LOCATION, DESCRIPTION AND AREA

849 Wiangaree Back Road WEST WIANGAREE NSW
2474
Lot 31 DP 8126

Area
86.59
HECTARES

BILLING DETAILS

Instalment Due

\$851.86

\$851.86 per qtr

INSTALMENT DUE **\$851.86**

INTEREST IS CHARGED ON OVERDUE RATES AND CHARGES AT THE DAILY RATE OF 5.00 % P.A. DEDUCT PAYMENTS MADE SINCE 09/01/2024



Instalment
Notice



For emailed notices:
kyogle.enotices.com.au
Reference No: 5CBCFDFC8Z

ASSESSMENT NUMBER 10059265

NAME Mr P A & Mrs A S Hannigan



Billcode: 434415
Reference: 10059265



Post Billpay code: 2164
Reference: 1005 9265

NOTICE TOTAL **\$1,701.86**

AMOUNT DUE THIS QUARTER **\$851.86**

DUE DATE **28/02/2024**

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