

# 1461 Lawrence Road, Southgate, NSW 2460

## Sold Livestock

Monday, 30 October 2023

1461 Lawrence Road, Southgate, NSW 2460

Bedrooms: 4

Bathrooms: 1

Parkings: 8

Area: 106 m<sup>2</sup>

Type: Livestock



Martin Pearce

**\$1,670,000**

A rare, bluechip 'farmer's farm' is 1461 Lawrence Road, Southgate. Comprising 264 acres of prime cattle country, this is a unique opportunity to secure a sizeable holding of prestigious farmland. This property is one of those rare few that really is the complete package. If farming pursuits are to be fulfilled, this is really as good as it gets. There is an enviable list of improvements, along with a century old farm house that has benefited from extensive renovations. \* 264 acres of prime cattle country only 10 minutes from Grafton\* Quintessential country residence, freshly renovated with quality finishing\* History of pastoral improvement\* Some of the Clarence's best soil for livestock or cropping\* Kikuyu, Setaria, Couch and Paspalum based pastures\* Town water fed troughs\* New dam added this year\* Flood free ridges ensure stock security\* Steel stockyards, machinery shedding\* All internal fencing in good order, multiple paddocks provide flexibility and stock rotation\* Frontage to Southgate Creek / 4.5Ha irrigation licence included in the sale.\* 4 bay Hay shed at back of farm located on flood-free hillCall Martin Pearce 0417 690 637