

**2001 Lawrence Road, Lower Southgate, NSW 2460**



**Sold Livestock**

Monday, 14 August 2023

2001 Lawrence Road, Lower Southgate, NSW 2460

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 18**

**Area: 62 m2**

**Type: Livestock**



Kylie Swift

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**\$1,350,000**

This productive farm of approximately 62ha is conveniently located 20 minutes to Grafton or just several minutes to Lawrence, with our front boundary just meters from the Clarence River. Here our sellers have enjoyed a full lifestyle experience whilst making a modest income straight from home. Let's get you informed - - 153 (approx.) acres in total. There are approximately 75 acres of alluvial flats at the front of the property, directly across the road from the Clarence River. This section is fenced into several paddocks, mainly used for quick growing crops such as soybean and corn. Approx 75% of these lower lying paddocks (approx 50 acres) can be affected by seasonal flooding. There is a well, a dam and a permanent spring fed creek transversing the acres alongside the seasonal creek line.- The middle of the property is a mixture of black and clay soil mainly used for flood-free grazing. This section of the property has solid infrastructure with 6 horse paddocks with shelters, steel cattle yards with cover and the horse arena. Alongside the house is the 14m x 12m steel shed on concrete slab with shelving, benches, and a mezzanine floor PLUS the 14 x 12m skillion alongside with gravel base. Up the back is the 12m x 9m Hay shed and truck storage.- The highest points of the property include the bush paddock that has worked Rye & Rhodes grass, oats, and vetch. Strands of native timber provide shelter in the back block and there is a substantial dam and gravel pit alongside.- The house is only 5 years old and is in the process of obtaining its final occupancy certificate. Positioned to be 100% flood-free, the family friendly home with its modern floor plan offers central living that opens to the pool table, bar and outside entertaining. The master bedroom has its own ensuite and WIR whilst bedrooms 2-4 have built-ins, with the fully equipped bathroom nearby.- To the rear of the home is the studio that would make a great second dwelling (STCA) and the backyard a wonderland that continues to be a very successful family-day-care centre for our sellers.- Boundary fencing is satisfactory-very good with new internal fencing and we have a carrying capacity of 30-40 breeders plus 5-10 horses. Town water is connected to the property and alongside the dams, creek and well, we have 2 x 22,000l water tanks plus 1 x 6000l. We have mains power plus a 7.5kw solar system and an independent septic system.- We are zoned- RU1 (Primary Production) / Lot 870 in DP 1233106 / Rates - Approx \$2400 per annum. Our sellers have expressed a clear intention to sell and have priced accordingly. Interested parties should note that due to the large acreage size of this property, bank and finance lenders may have different criteria for their loan requirements. We encourage you to speak with your lender or mortgage broker regarding this prior to the inspection request. Contact Kylie Swift of Virtue Property on 0488 161 621 to book your inspection. **DISCLAIMER:** Whilst a high duty of care has been exercised in sourcing all marketing content, we cannot always guarantee its accuracy. We ask that prospective purchasers carry out their own searches and investigations on matters of personal or professional interest.