

# 2535 Taylors Arm Road, Taylors Arm, NSW 2447

## Sold Acreage

Monday, 11 December 2023

2535 Taylors Arm Road, Taylors Arm, NSW 2447

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 40 m2**

**Type: Acreage**



Brett Weick

## Contact agent

This 40-hectare (100-acre) property with immense beauty, is situated in a beautiful farmland setting. Walk to Taylors' Arm township and only a 25 km drive from the thriving country town of Macksville. From the magical rolling hills down to the productive river flats, if you've been looking for a place to raise some cattle and call home, then look no further. With the outstanding permanent dams and the Taylors Arm River meandering along your boundary, the land is usable for any agricultural endeavours. Positioned at the front of the property is the very comfortable 100-year-old weatherboard farmhouse with high ceilings, timber-lined interior, newer style kitchen, three large bedrooms, main bathroom, a second shower and toilet. The home opens onto the wide verandah on two sides, bathe in the early morning sun, or relax with an afternoon beverage after an enjoyable day on the land. Secure car accommodation via the adjoining garage. There is a free-standing colourbond workshed/double garage which could be utilised as a home work area or storage close by the homestead. If you are looking for room for all the family to enjoy, why not build another home on one of the hills, which will capture the stunning surrounding views of the property and mountains (STCA). A large open three-bay machinery shed provides storage for your tractor and implements, plus there are cattle yards with timber and steel panel pens, a covered crush and a separate race for loading stock. The owner carried 40 to 50 breeders on the property year-round, weaning the calves off in March, finishing with grain and selling directly to Country Fresh. Now there is a great inditement of the quality and productivity of the country. Water is a feature of this gorgeous property with extensive frontage to Taylors Arm River with a deep swimming hole. The dam close by the home is a lovely recreational area for the family to paddle with the ducks, relax and enjoy a picnic. A lovely bit of history, nostalgia and productivity on the property. The owner produced two of the heaviest bullocks in the district, Fred - 751 kg's and Barney - 670 kg's dressed weight, which is quite a feat. That story is on the wall in the 'Pub with No Beer'. Walk to the 'Pub with No Beer' for a counter lunch, or dinner, sit on the verandah or in the beer garden on a Sunday and enjoy the sounds of local bands. What an iconic and popular pub to have on your doorstep. Lifestyle, cattle, horses or small crops with a 3-meg irrigation licence - this property provides countless opportunities for the new owners! Other potential options for the property could be recreational glamping, grey nomads parking their caravans for short stays or cabins (STCA). Properties of this calibre, quality, history and potential don't become available very often! Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.