

2A MacCallum Street, Moonan Flat, NSW 2337



Sold Livestock

Thursday, 21 September 2023

2A MacCallum Street, Moonan Flat, NSW 2337

Area: 355 m2

Type: Livestock

Contact agent

Welcome to a once-in-a-lifetime opportunity to own a cherished property that has been held dear by the same family for four decades. Nestled on the picturesque banks of the Hunter River, Norwood spans a productive 877 acres, offering an unparalleled blend of natural beauty and agricultural potential. One of the standout features of Norwood is its extensive river frontage, providing not only a stunning visual backdrop and a place to enjoy with friends and family, but also access to a reliable water source for stock water and irrigation (76 megalitres). Two pumping systems on the river provide water to three large header tanks that gravity feed to troughs around the property. Working improvements on the property are in good order and include a large set of steel and timber cattleyards, 3 stand woolshed, 2 machinery sheds and a hay shed. Fencing on the property is primarily electric (internal) and approximately 5.5 kilometres of new boundary fencing has been erected. Rising from the river, productive arable lands are balanced by open moderate slopes, undulating country then rising to steeper timbered back country. Norwood has successfully been operated using regenerative farming practices with the property lending itself to either breeding or fattening. Alternatively, the country would perfectly suit either and equine or irrigation enterprise. At the heart of this rural property is a charming family home that has witnessed generations of love and laughter. It's a place where memories have been made and cherished, and it's ready to embrace a new family to continue its legacy. Circa 1912, the 3/4-bedroom home retains many of its period features such as high pressed metal ceilings, wide hallway and open and gauzed verandahs. With its diverse landscape, rich soil, and serene riverfront setting, Norwood offers the perfect balance between productivity and lifestyle. The price of this property has been reduced offering an excellent value proposition.