

# 423 Cowal Creek Road, Bellangry, NSW 2446

## Sold Lifestyle

Monday, 22 January 2024

423 Cowal Creek Road, Bellangry, NSW 2446

Area: 344 m2

Type: Lifestyle



George Berry  
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Daniel McCulloch  
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## Contact agent

LAWD is pleased to present for sale 423 Cowal Creek (the Property), an ideal foundation to build your dream home and cattle farm located 48\* kilometres northwest of the Port Macquarie CBD, in the Mid-North coast region of New South Wales. GRAZING ENTERPRISE Traditionally utilised as a cattle grazing enterprise with an estimated carrying capacity of 140\* cows and calves. TOPOGRAPHY AND SOILS Productive soils comprise a combination of heavy red and grey loams to river flats and ranges in topography from undulating to steep timbered grazing. The Property ranges in elevation from 102\* metres Above Mean Sea Level (AMSL) along the creek lines to 326\* AMSL along the southern boundary. WATER The Property is securely watered from several sources, including two\* kilometres of frontage to Mortons Creek, 14\* dams, a surface water irrigation licence and benefitted by 1,337\* millimetres of annual rainfall. SALE PROCESS 423 Cowal Creek Road, Bellangry NSW 2446 is for sale by Auction 12pm (AEDT) Friday 23 February 2024 at The Westport Club - Port Macquarie A detailed information memorandum is available on request. Inspections by appointment only. For full details contact the below personnel.\*approximately