

4804-4806 Princes Highway, Bodalla, NSW 2545

Sold Livestock

Friday, 3 November 2023

4804-4806 Princes Highway, Bodalla, NSW 2545

Area: 242 m2

Type: Livestock



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Contact agent

LAWD is pleased to present Greenway Farm, a highly productive and well-appointed grazing property, situated in the high rainfall South Coast region of New South Wales. With a history of cattle breeding and finishing, the Property is highly improved and benefits from significant investment in the pasture base and operational improvements that underpins the profitability of any potential grazing enterprise. An ideal blank canvas to create your country estate with all the benefits of a coastal lifestyle nestled within a horseshoe bend in the Tuross River. Key investment highlights include:

Scale and Topography Total area - 242* hectares (597.98* acres), of undulating and highly improved grazing land underpinned by fertile soils, supporting 3,300* dry sheep equivalents.

Location Convenient location with double frontage to the Princess Highway being four* kilometres from Bodalla, 24* kilometres to Narooma, 48* kilometres from Batemans Bay, 196* kilometres from Canberra, 248* kilometres from Wollongong and 327* kilometres to Sydney's southern suburbs.

Pastures Highly improved perennial grass and clover pastures comprising kikuyu, rye grass and white clover with a history of fertiliser application.

Rainfall & Water Situated in reliable non-seasonal rainfall area of 972.6* millimetres supported by dams and a lagoon, as well as 4.7* kilometres of frontage to the Tuross River.

Operational Improvements Well-appointed with fit-for-purpose operational improvements to support cattle breeding or finishing enterprises including machinery sheds, hay sheds, workshop, steel cattle yards and silos.

Accommodation Elevated three-bedroom, one-bathroom cottage with stunning views over the Tuross River.

Opportunity The Property is an ideal dry block for an existing dairy enterprise, being located 94* kilometres from the Bega Cheese factory. Greenway Farm is being offered for sale by Expression of Interest closing at 12pm (AEST) Thursday 20 July 2023.*approximately