

**507 Shephards Road, Dorrigo, NSW 2453**



**Other For Sale**

Friday, 29 March 2024

507 Shephards Road, Dorrigo, NSW 2453

Area: 83 m2

Type: Other



John OLeary  
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Kate Carter  
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## **Auction Thursday 9th May 11am**

'Shephards' offers a landscape like no other, with the perfect aspect, breath-taking plateau views, and an ever so convenient, 10-minute drive to The Dorrigo Township. • Totalling 83.7ha\* (206.74\* acres). • Red basalt soils, with significant and ongoing pasture improvements undertaken in the last two years. • 80\* inches (2,000mm\*) average annual rainfall. • 2.95km\* frontage to the permanent Bielsdown River on the southern boundary. • 500m\* dual frontage to Dillons Creek flowing through the northern portion of the property. • Enjoyable trout fishing waters. • Solar pump to tank that feeds to all troughs in each paddock. • Steel cattle yards with all weather, double deck access. • Portions of new fencing, all fencing in good condition and stock proof. • Subdivided into 10 paddocks, allowing rotational grazing for increased production. • Open farm shed adjacent to the cattle yards. • Mains power • Excellent mobile reception. • Sensational views over the plateau with incredible Northeast views toward The Dorrigo Township. • Building entitlement with multiples options for sites. The Dorrigo Plateau is a region known for high rainfall, green rolling hills, productive & fertile soils & a most desirable all year-round climate. Along with the proximity to The New England & Coffs Coast. • 7.7\*km / 10\* minutes from Dorrigo township. • 40\* minutes to the vibrant town of Bellingen. • 1\*hour to Coffs Harbour and Sawtell's fabulous beach. • 1 hour 20\* minutes to The University city of Armidale. Shephards' - a hinterland lifestyle opportunity of grazing & lifestyle. To be auctioned Thursday 9th May 2024. \*Approximately\* Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.