

# 93 Gorge Road, Lilydale, NSW 2460

## Sold Livestock

Friday, 25 August 2023

93 Gorge Road, Lilydale, NSW 2460

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 12**

**Area: 214 m2**

**Type: Livestock**



Martin Pearce

**\$2,300,000**

Farrell McCrohon Stock and Station Agents is proud to present to market historic New Farm, one of the most impressive land holdings in the Clarence Valley. Once comprising part of the highly regarded Newbold Grange Station, this 530 acre(approx.) blue ribbon holding was identified and selected as the Station's most favourable and productive individual parcel. New Farm is situated 45km northwest of Grafton, on the northern side of the Lilydale Bridge. The property's 1.5km(approx.) of river frontage spans both up and downstream of the Clarence River. Boasting a carrying capacity of 200 Cows, New Farm's fertile river flats provide the productive Breeder & fattening platform to match its premier location. The offering of this storied holding to market presents now the opportunity to secure the entirely unique combination of scale, productivity and river front lifestyle.\* 530 Acres(approx.)\* 45km northwest of Grafton\* Information Memorandum available upon request\* 200 Cow and calf carrying capacity or equivalent\* Pastures consist of a mix of Kikuyu, Paspalum, Bahia, Blue Couch in addition to mixed natives.\* 170 Acres benefits from the high quality alluvial soil of the Clarence River\* 170 Acres of river flats, 60 acres of cleared paddocks, with the balance of land comprising lightly timbered ridges\* 1.5km(approx.) of Clarence River frontage\* Accommodation consists of expansive 7 bedroom homestead situated in a prime, flood free position overlooking river flats\* 5 Main paddocks, 3 holding paddocks\* Stock-water is by way of troughs, dams and the Clarence River\* Infrastructure includes 3 bay machinery shed, larger timber farm shed, extensive set of timber stockyards\* Mains power, water by way of 4x5000 gallon water tanks\* 6KW(approx.) solar system provides back-to-grid power offset\* A genuine, once in a generation livestock and lifestyle opportunity