

Address available on request, Cedar Party, NSW 2429



Sold Livestock

Saturday, 10 February 2024

Address available on request, Cedar Party, NSW 2429

Bedrooms: 3

Bathrooms: 1

Parkings: 11

Area: 76 m2

Type: Livestock



Troy Loretan
0265510999

Contact agent

Elders Real Estate Taree & Manning Valley is very proud to offer 'Loydon Vale' to the market on behalf of our vendor. Located in the beautiful Mid Coast area 'Loydon Vale' is an impressive 188 acre holding sitting just 10 kms from the centre of Wingham and just a little further to the major regional centre of Taree. At around 3.5 hours from Sydney's northern suburbs this attractive farm will appeal to those buyers seeking an easily accessible property within an easy commute from the city.

The Land 188 Acres of mostly cleared grazing country with shade timber and tree lined wet gullies. Fenced into several internal paddocks for ease of stock handling. Excellent stock water by way of six dams and long frontage to Killabakh Creek. A fertile creek flat provides highly productive soil suitable for all types of farming or crop production if desired. 'Loydon Vale' was a dairy property in years gone by. The Residence Very comfortable three bedroom brick veneer home with a recently refurbished kitchen and bathroom. Fresh floor coverings, split system air conditioning, slow combustion fire and a large lounge room make for a lovely family home with a terrific outlook over the creek flats. A huge breezeway acts as another living / dining space. Single car garage plus a carport at the home. A second toilet and covered front and rear verandahs round off a genuine family home. Cost saving solar panel system already in place.

Shedding & Stockyards Excellent 3 car American style barn with a high lift door making for easy storage of a large caravan or boat. Another huge shed measures approx. 18 metres wide x 8 metres deep providing excellent cover for all manner of farming equipment. Capable stockyards with a quality crush and loading ramp make for easy handling of cattle. Old dairy bails add a touch of character to the property.

Water A total of six dams, one being a huge holding at the lower end of a wet gully. Excellent stock water and a haven for birdlife. More than ample rainwater storage across the home and both sheds with connections between tanks to allow for easy transfer of water to the home.

Farming An owner rated carrying capacity of 70 head of cattle applies with seasonal adjustment. This property would also be well suited to horses.

Location Just 10 kilometres from Wingham with weekly garbage collection, daily mail and a school bus past the front gate. Only 13 kms from Taree. 30 minutes from Old Bar on the coastline and a little over a one hour drive from Port Macquarie.

Agent Note:- This scenic property offers a very rare chance for prudent purchasers to secure a productive property in a hugely popular area. Set well back from the main road the home enjoys terrific placement on the property overlooking a lush creek flat and large dam. Country living in the Mid Coast doesn't get much better than this! Be sure to arrange for your inspection to avoid disappointment.