

Address available on request, Dorrigo, NSW 2453



Lifestyle For Sale

Friday, 3 November 2023

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Area: 83 m2

Type: Lifestyle



Rory Birt

Auction Wednesday 6 December

- 83.7ha (206.74 acres) - Magnificent views across the plateau back towards Dorrigo and beyond with a primarily north easterly aspect- Majority usable with predominantly red basalt soils undulating to steeper in areas with pockets of rainforest and cedars- Significant and ongoing weed management and pasture improvement measures undertaken in the last two years- 80 inches (2,000mm) average annual rainfall- Exceptional water security with 2.95km frontage to the permanent Bielsdown River on the southern boundary, 500m dual frontage to the permanent Dillons Creek flowing through the northern portion of the property both with trout stocked from the Ebor Trout Hatchery- Multiple waterfalls & permanent springs- Solar pump to 22,730L tank feeding troughs with natural water also available in most paddocks- Currently vacant with a building entitlement and magnificent views over the plateau, a geotechnical report for a planned house site is available to prospective purchasers- Zoned RU1, Primary Production providing agritourism opportunities for the new owner to capitalise on the \$56million redevelopment of the World Heritage Listed Dorrigo National Park and continued growth in visitor numbers expected over coming years- Steel cattle yards with good shade and gravelled access for trucks- Portions of new fencing, fencing in stock proof condition subdividing the property into 10 paddocks- Open farm shed- Mains power available, internet and mobile reception- On a no through road with only two other properties further along the road- 7.7km Dorrigo, 36km Bellingen, 51km Urunga & the coast, 71km Coffs Harbour, 135km ArmidaleIn a private location but close to town, offering productive scale plus extensive river frontage and magnificent views, 'Shephards' provides a unique opportunity to purchasers whether as an additional grazing block or a lifestyle property to build your dream home. When you think of Dorrigo, this is it. Our vendors are motivated to sell to fulfil succession planning requirements, call today for your inspection of 'Shephards'. Please note: All measurements and figures are approximate values.