

"Mulligans", Hermitage Road, Coombadjha, NSW

2460

Livestock For Sale

Wednesday, 19 June 2024

"Mulligans", Hermitage Road, Coombadjha, NSW 2460

Parkings: 3

Area: 725 m2

Type: Livestock



Patrick Allen

\$2,400,000

Set on the banks of the pristine Mann River 70km west of Grafton, "Mulligans" is a once in a generation opportunity to secure a special piece of Australia. Boasting 725 hectares of undulating timbered country running down to fertile alluvial flats along the 3km Mann River frontage, this part of the river was once part of Hanging Rock Station. Now known as "Mulligans" it is offered for sale including ten titles (all with river frontage) and with a camping hut and timber yards built by expert bush craftsmen and cattlemen. A machinery shed is also in place to house the modern farm gear, and the country is fenced into six paddocks to aid mustering and allow the rotation of stock between the winter country in the hills and the finishing country on the flats. The vendor states a carrying capacity of 150 breeders plus 100 steers and the property has the scope and potential for further improvements. Hanging Rock Creek, Fishers Creek, Welshs Creek and 8 dams supplement the brilliant water security on the block. A 36ML irrigation licence is included. The Mann River joins the Clarence River not far from this point and with the backdrop of Camelback mountain and The Gorge on the opposite side, this is a remarkable location on all fronts. Some will argue a case for the Nymboida River and the Mann River as to the most pristine in our district, but whichever gets the bob of the head it is certainly a photo finish! The river is a tremendous drawcard for both farmers and tourists alike. Excellent bass and cod fishing can be had all along this stretch and the mighty Mann also forms part of the Clarence Canoe and Kayak Trail - the longest White Water Trail in Australia. Our vendors are genuine and we've set a genuine price - it may well be a case of first-in, best-dressed! Don't fuss about! Make your interest known early as parcels on the Mann River are tightly held and rarely offered for public sale. Lot & DP info: 1,7,8,9,36,37,38,39,46//DP753512; 1//DP1228777. Size: 725.83 Ha (1793.53 acres) Improvements: Hut, Shed, Timber yards Inclusions: 36ML Mann River Irrigation Licence