

"Middle Farm", 2351 Clarence Way, Upper Copmanhurst, NSW 2460

Sold Livestock

Saturday, 2 December 2023

"Middle Farm", 2351 Clarence Way, Upper Copmanhurst, NSW 2460

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 242 m2

Type: Livestock



Patrick Allen

\$4,750,000

Claim the most productive mixed farm on the Clarence River with this outstanding property at Upper Copmanhurst. Situated on Upper Copmanhurst's "Golden Mile" this 242 ha (598 acre) farm is a shining example with a highly fertile flood-plain balanced by adjoining flood-free country. Currently run as a grain crop and Angus breeding enterprise, the block has an estimated carrying capacity of 360 breeders. The current mixed-farming regime has been to grow soybean to grain harvest on the 77ha (190 acres of irrigable country - approx 400 acres total arable) while grazing the remainder under pasture. A prior rotation of forage wheat, barley, oats, rye, corn and sorghum has been implemented in conjunction with cash crops such as adzuki beans over the history of the property. The deep alluvial flood plain is the money maker, but the flood-free hill is the insurance with low stress livestock management in times of flooding rains. Water security is assured by the 1.6km frontage to the Clarence River which boasts both deep water and shallow beach access, and by town water supply. A series of new dams now complement the pre-existing water storages on the hills of the property. The harvestable water rights on the North Coast have increased, and so has the storage capability of this farm. It is also one of the few properties on this stretch of river featuring sloped terraces to allow easy vehicular access to the waters edge - ideal for fishing, kayaking, canoeing or having a swim. A 160 ML unregulated irrigation licence is also included in the sale, although no irrigation is currently being used on the current crop due to the area's highly favourable rainfall at 1150mm per annum. A recently upgraded irrigation system featuring 15 risers, new main lines and a 400m hard-hose Irriland irrigator and Perkins diesel pump are included in the sale and waiting for the next dry season or drought. The renovated homestead is a neat, open-plan country residence with full views across the paddocks to the river banks beyond. It consists of four bedrooms and two bathrooms, with wide verandahs a real feature. The house, sheds, cattle yards and other infrastructure are all positioned above the flood heights and grouped close to the road for ease of access. A high bay workshop, barn storage, and silos are all valuable additions. Please watch the included video to get a good overview of the property and then call our office to arrange an inspection of this highly productive working farm. All the hard work has been done, now it can be your turn to reap the rewards of this naturally blessed rural holding. Properties of this calibre are not available for purchase every year. If you are serious about expanding or relocating your operation to the favourable climate and water security of the North Coast don't miss your chance to secure "Middle Farm" - the benchmark of Clarence River farmland. Quick Stats:- 242.38 ha (598.68 acres)*- Approx 50/50 split between floodplain and flood free hill*- Estimated carrying capacity of 360 breeders*- Powerhouse feed producing block- 160ML water access licence- New irrigation system designed by Monsoon Irrigation- 1.6km Clarence River frontage*- High quality country residence- New Steel Yards- Excellent shedding* Approximately Lot & DP details: 2/19964, 25/650038, 2/537824, 1/537824, 2/136872, 1/136872, 1/377612, 1/129152, 241/1039741; 36, 48, 58, 59/751366, 201/1024019. Irrigation: 30AL316557, 30AL316569. Crown Lands Enclosure Permit 34055