

Lot 1, Dp 942462 Syd Sutherlands Lane, Clybucca, NSW 2440



Residential Land For Sale

Thursday, 4 July 2024

Lot 1, Dp 942462 Syd Sutherlands Lane, Clybucca, NSW 2440

Area: 80 m2

Type: Residential Land

Buyers Guide \$600,000

Located in the picturesque Clybucca Valley, this expansive 200-acre block of fertile land is a prime opportunity for cattle farmers. Situated on a no thru road the land boasts a drought-free status, ensuring a consistent and reliable food source for cattle year-round. Offering the flexibility to construct shedding for machinery and storage purposes, this large level parcel allows for customised infrastructure tailored to your own personal farming needs. With fertile soils and a mix of Paspalum, Couch, Buffalo and Kikuyu grass, the land provides lush and nutritious grazing pastures for cattle to thrive. Town water access simplifies water management, while well-equipped holding yards enhance livestock operations. Enjoy breathtaking panoramic views across the valley and surrounding landscape, creating a stunning backdrop as you go about your agricultural ventures. Conveniently located just 15 minutes from the Pacific Highway, the property offers easy access to transportation routes for livestock and supplies. Additionally, being an approx. 30-minute drive from spectacular coastline provides the perfect opportunity for relaxation and leisure after a hard day's work. Suitable for breeding and agistment this versatile property combines practicality, natural beauty, and a strategic location for successful farming operations.

Property Descriptions - Be free from the grips of drought- 200 fertile acres for livestock to roam- Prime grazing land-suitable for agistment - Reliable access to water for hydration- Reduce the risk of livestock depletion - Potential for higher-quality produce- Approx.15-minutes to M1 Pacific Highway - Approx. 30-minutes to pristine coastline - Serious seller-exceptional opportunity

Property Details: Land Size - 200 acres

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