

2846 Willi Willi Road, Moparrabah, NSW, 2440



Rural For Sale

Saturday, 24 August 2024

2846 Willi Willi Road, Moparrabah, NSW, 2440

Bedrooms: 3

Bathrooms: 2

Parkings: 8

Type: Rural



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Escape THE SYSTEM, Multi-Title, Off-Grid, Working Farm - 183.71Ha. (454Ac)

INSPECTIONS START 13TH September

If you are just totally fed-up with living and working in 'the system' and dream of a better way of life for you and your family, then this big beautiful, very private, multi-title, off-grid, working farm could just save your lives.

Bordering the 'never-runs-dry' Tait's Creek, featuring three dams, several watered gullies and 6 water tanks, this property has the capacity to capture and keep enough water so that you can grow enough pasture, fruit and vegetables to survive and thrive.

Tait's Creek is small but it is very clean and never ran dry in the big drought because it is fed by many underground springs and aquifers. The area is primarily limestone and many cave systems and springs are known in the area.

The current owners took over from an elderly couple and have injected a lot of infrastructure by way of a new massive machinery shed with entertainment area, around 8km of new fencing, water tanks and water systems and up-graded the off-grid power system too.

All that is needed now is catching up with the slashing and extra clearing you choose to do to open up more grazing land. Carrying capacity is around 80 breeders and there's room to improve.

Two of the six Lots are over 40Ha so there's the possibility that three more dwellings can be built (you can have two dwelling per minimum Lot of 40Ha subject to other Council regulations of course). You could also do a larger subdivision and re-align the Lots to gain four Lots that are a minimum 40Ha and build another seven homes (subject to Council regs of course).

- 183.71Ha. (454Ac) - 6 separate titles
- Frontage to Tait's Creek + 3 dams + watered gullies
- Unbelievable 360 degree views with no homes in sight
- Solar passive Hebel home: 3 bedrooms, 2 bathrooms
- En-suite + built-in robes to main bedroom
- Solar hot water/electric boost, Starlink, Vast TV
- 6.5kW (15 panel) solar system + 12.5kW battery storage + 9kVA diesel generator (auto start)
- Machinery shed + entertainment area, mezzanine, lock-up + open sections
- Water tanks: 3 x 22,500L, 2 x 10,000L, 1 5,000L
- 5 paddocks, timber cattle yards, galvanized cattle crush
- Garden shed, studio, small tractor shed, chook pen, vegetable gardens
- 40minutes west of Kempsey - 15km of Council maintained gravel road

Just get away from it all. Walk straight into a working cattle farm, with a very comfortable home, a massive shed and excellent water supply and scope for more dwellings.

This is living.