

**"Talley's", Clarence Way, Upper Copmanhurst, NSW**

**2460**

**Sold Livestock**

Thursday, 7 March 2024

"Talley's", Clarence Way, Upper Copmanhurst, NSW 2460

Area: 70 m2

Type: Livestock



Patrick Allen

**\$1,075,000**

“Talley’s” is a rare canvas worthy of creating a family legacy on. A one-of-a-kind opportunity to secure a private Clarence River frontage with productive capacity to boot. Featuring 174 undulating acres rolling down to the Clarence River and overlooking Ramornie Station and the Gibraltar Ranges beyond, this paddock has X-factor in spades. Flood-free home sites, power across the block, a private entrance off Clarence Way and three titles. The potential just gets better and better. There is a sense of theatre to this special place. Wind your way between spotted gums on the higher ridge country before catching your first glimpses of the beauty beyond. Easy access to the Clarence River greets you at the foot of the hill - perfect for swimming, kayaking, fishing and camping. Being presented for auction as a lightly-improved, sprawling canvas ready to be tamed by the lucky buyer, there is ample scope to turn this into not just a home base for your current family, but a legacy for future generations also. Running 70 bullocks and not being overused, the paddock has a natural capital that will only be increased with more intensive management. Access is via a crown road easement across a neighbouring property for a distance of approximately 200m from Clarence Way - which offers sealed road access back to Grafton 30 minutes away. The minimum lot size for a home in this zoning is 40ha and with a boundary adjustment the three titles will accommodate that ideal (S.T.C.A). Vacant paddocks this good rarely come on the market. Those fronting the Clarence River never do. Please be in a position to bid on auction day - future generations of your family will thank you for it! Auction: 11am May 8, 2024 - On site. Lot & DP info: 1,2//DP742594; 31//751366. Size: 70.42 Ha (174 acres).