



## 4 Killaloe Lane, EAST SEAHAM, NSW 2324

Prime Agricultural Investment - 125 Acres of Productive Farmland

**50.59 hectares, 125.00 acres**

This exceptional 125 acre productive farmland investment is suitable for cattle graziers and agricultural buyers. With a carrying capacity of 120+ head of cattle during prime seasons, the land is securely fenced, well-watered, and fully equipped with cattle yards and a flood relief mound-ensuring efficiency and productivity.

Key Features for Farming & Grazing:

- High Stocking Capacity - 120+ head of cattle during prime seasons
- Secure Fencing - Post and wire fencing throughout
- Cattle Yards - Easily accessible and well-maintained
- Reliable Water Supply - Ensuring sustainability for livestock
- Flood Relief Mound - Providing added security during heavy rainfall
- Zoning - RU1 Primary Production - Maximizing agricultural potential

**TYPE:** For Sale

**INTERNET ID:** L39735560

**SALE DETAILS**

**\$790,000**

**CONTACT DETAILS**

**Elders Real Estate  
Gloucester**

54 Church Street  
Gloucester, NSW  
02 6558 1507

**Rikki-Lee Day**  
0427658146

Surrounded by quality homes and overlooking the scenic Williams River, this property also presents the perfect opportunity to build your dream family home (STCA). Enjoy the relaxed rural lifestyle while remaining close to essential services, schools, and shopping.

**Location & Accessibility:**

Newcastle - 55 minutes (45km), Newcastle Airport - 30 minutes (28km), Raymond Terrace - 15 minutes (12km), Sydney - 2 hours, 10 minutes

**Council Rates:** \$529 per quarter

This is your opportunity to secure a highly productive agricultural holding in a strategic location. Whether you're expanding your grazing operations or investing in prime farmland, this property is built for success.

For more information or to arrange a private viewing please contact Rikki-Lee Day on 0427 658 146.

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- Land Area 50.5857 hectares





