



2121 Salisbury Road, Salisbury via, DUNGOG, NSW 2420

Quality Grazing Acres

47.84 hectares, 118.21 acres

This beautiful 47.84ha parcel (approx. 118 acres) of ex-dairy grazing land has been in the same family for 35 years. It is cradled by rolling hills and offers gorgeous views in all directions. Crooked Creek runs through the middle of the block, which has quality pasture comprising kikuyu, clover, rhodes grass, kangaroo grass & other native grasses. There area sheltered flats next to the creek giving plenty of options for home, cabin or shed sites (STCA).

A wonderful opportunity is now available for you to create your own private rural grazing retreat with the ability to run 30 cows & calves.

Features of the property include:-

- A single square lot of approx. 47.84 ha (118 acres).
- Easy access from Dungog via sealed road with R.O.W. from Salisbury Road approx. 400 metres.

TYPE: For Sale

INTERNET ID: L39793210

SALE DETAILS

Offers Over \$849,000

CONTACT DETAILS

**Elders Real Estate
Dungog**
3/140 Dowling Street
Dungog, NSW
02 4992 1208

John Booth
0417230236

- 100% usable land.
- Crooked Creek runs through the lot from south to north, flowing to the Williams River.
- 1 large dam.
- There are flat to gentle sections along the creek, rising to rolling hills of quality pasture.
- Plenty of sheltered grazing along Crooked Creek.
- Predominantly cleared for grazing with green timber along Crooked Creek and at the SW corner covering approx. 1.2 ha (3ac).
- Good quality perimeter & internal fencing, part electrified.
- Your choice of excellent house sites
- As an Existing Holding, this property has building entitlement.
- There is an opportunity for off-grid living or power lines are approx. 180m distant along Salisbury Road.
- Owner advises year round carrying capacity of 30 Cows+Calves.

This property would suit someone looking for a relaxing rural getaway in a stunningly beautiful location with the ability to run cattle as a primary producer. Just 31 kms from Dungog via sealed roads in the scenic locality of Salisbury.

MORE INFORMATION: Contact John Booth 0417 230 236 from Elders Real Estate Dungog & Gloucester.

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

- Land Area 47.84 hectares





