

Off Thunderbolts Way, MARES RUN via, GLOUCESTER, NSW 2422

Mares Run Wilderness

375.67 hectares, 928.29 acres

928 acres with 1km Nowendoc River frontage

Set in a stunning private wilderness, this exceptional Mares Run property extends over 928 acres, adjoining Giro State Forest and the neighbouring Barrakee National Park. With exceptional frontage to the Nowendoc River, it offers the perfect balance of natural seclusion and potential for rural grazing.

Located just 60kms north of Gloucester, the property offers remoteness, wilderness, and beautiful riverside scenery, in a high-country climate. The land is diverse and impressive - from fertile grazing country including river flats to towering native tableland forests. The property is traversed by well maintained trails, provided secondary entry/exit and access to all areas of the holding. Kings Creek crosses the property and several smaller un-named creeks flow in to Kings Creek and Mares Run Creek beyond the southern boundary. Offering a rare combination of size, privacy and water security, in an area easily reached via sealed roads. The hamlet of Nowendoc lies about 15kms north-west of the property.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: L39901932

SALE DETAILS

**New Listing - Guiding
\$1.25m**

CONTACT DETAILS

**Elders Real Estate
Gloucester**

54 Church Street
Gloucester, NSW
02 6558 1507

John Booth
0417230236

Infrastructure on-site includes a modern shed with accommodation and machinery storage sections, along with an old farm machinery shed and old stockyards. The country features a blend of native pastures, offering grazing potential by the Nowendoc River with opportunities for pasture improvement. The property is home to a vast range of native flora & fauna including a huge variety of birdlife, wild pigs, kangaroos and wombats.

Features include:-

- Approx. 928 acres adjoining Giro State Forest.
- Over 1km of Nowendoc River frontage with fertile river flats.
- Traversed by Kings Creek and several smaller seasonal creeks, with 2 good dams.
- Zoned RU3 Forestry & RU1 Primary Production. A Private Native Forestry Plan runs until 08/2032.
- Approx. 25%-30% cleared tableland grazing.
- The balance comprises private bushland, forested ridges and open slopes.
- The property has supported stock in the past, but is currently de-stocked.
- Various trails pass through the property providing a secondary entry/exit point and access throughout.
- A modern insulated shed with lined walls (approx. 23.5m x 8.5m) comprises generous living space with slow combustion fireplace, modern kitchen & bathroom, and part drive-through machinery shed with 3 x roller doors. This building provides good quality and comfortable accommodation at the front with potential for minor completion works to your standard. The rear portion provides practical secure workshop & storage space for farm equipment. The building was not approved at the time of construction. Toilet facilities available in the workshop area.
- 22.5kl water tank + 100kl water tank for consumption & firefighting.
- Small solar system with potential for expansion (6 roof mounted panels, plus batteries).
- Small sections of new fencing and old stockyards.
- Centrally located on the site, there is an old farm machinery shed (8.5m x 9.5m).
- A variety of native flora & fauna, including wild pigs, wombats & kangaroos can be found living here.
- Set over 4 lots: Lot 1 (4.734ha), Lot 59 (47.551ha) Lot 104 (121.406ha) and Lot 106 (202.343ha) = Total 375.674ha or 928.3ac approx.
- Predominantly within MidCoast LGA (88%), with part in Walcha LGA (12%).
- Approx. 60kms from Gloucester, 15kms from Nowendoc, accessible via Thunderbolts Way and Reserve Road via 60m ROW, or direct legal access via Thunderbolts Way and Dodds Road. There is only 1.7km of well maintained unsealed road to reach the property.

A truly rare opportunity to secure a vast high-country wilderness retreat. The choice is yours - develop the grazing potential, or enjoy unlimited wilderness escapes by the Nowendoc River, or create a wonderful off-grid sustainable lifestyle. Timber-getting via a renewed PNF Plan or recreational hunting are also possible.

For further details, contact John Booth 0417 230 236 at Elders R&R Gloucester. Don't

miss out on this rare opportunity!

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 375.674 hectares
- Bedrooms: 1
- Bathrooms: 1

TITLE/POSSESSION

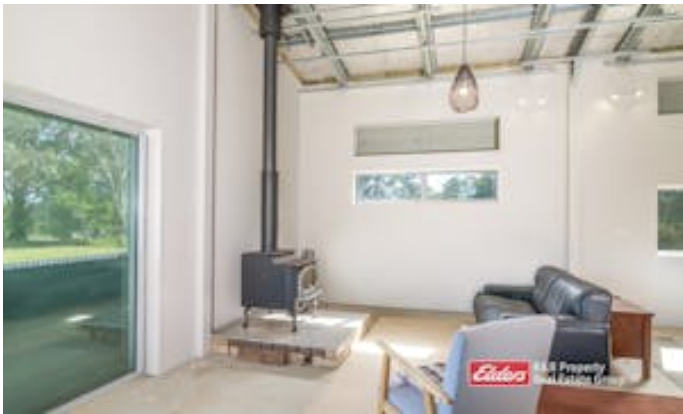
Rates 2774.84 per annum

HOMESTEAD

Bedrooms 1

Bathrooms 1











Lot 106 Reserve Road, Mares Run, NSW, 2422



Internal Floor Area: 156m²
Land Area: 950ac



Disclaimer: Plans and dimensions are depicted as accurately as possible, however, these plans are to be used as a guide only as variations may be possible.