

FOR SALE

2001 LAWRENCE ROAD, LOWER SOUTHGATE, NSW, 2460

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A SALE IS IMMINENT - BOOK YOUR INSPECTION TODAY! PRICE: \$1,495,000 - \$1,550,000

OPEN FOR INSPECTION:
N/A

This productive farm of approximately 62ha is conveniently located 20 minutes to Grafton or just several minutes to Lawrence, with our front boundary just meters from the Clarence River. Here our sellers have enjoyed a full lifestyle experience whilst making a modest income straight from home.

Let's get you informed -

- 153 (approx.) acres in total. There are approximately 75 acres of alluvial flats at the front of the property, directly across the road from the Clarence River. This section is fenced into several paddocks, mainly used for quick growing crops such as soybean and corn. Approx 75% of these lower lying paddocks (approx 50 acres) can be affected by seasonal flooding. There is a well, a dam and a permanent spring fed creek transversing the acres alongside the seasonal creek line.

- The middle of the property is a mixture of black and clay soil mainly used for flood-free grazing. This section of the property has solid infrastructure with 6 horse paddocks with shelters, steel cattle yards with cover and the horse arena. Alongside the house is the 14m x 12m steel shed on concrete slab with shelving, benches, and a mezzanine floor PLUS the 14 x 12m skillion alongside with gravel base. Up the back is the 12m x 9m Hay shed and truck storage.

- The highest points of the property include the bush paddock that has worked Rye & Rhodes grass, oats, and vetch. Strands of native timber provide shelter in the back block and there is a substantial dam and gravel pit alongside.

Kylie Swift // 0488 161 621

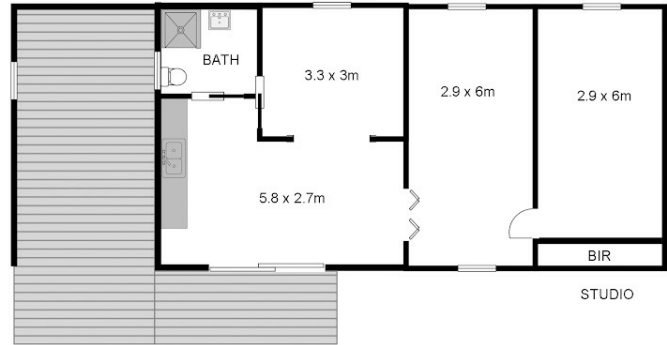
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2001 Lawrence Rd Lower Southgate

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.

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