### 474 CLAREFIELD DUNGAY CREEK ROAD MARLO MERRICAN











## **FOR SALE**

# YOUR OWN PRIVATE BOTANICAL SANCTUARY! 180 ACRES

Discover a rare opportunity to acquire one of the Mid North Coast's most extraordinary ecoproperties – a lovingly restored 70-hectare botanical paradise that showcases nearly five decades of passionate land stewardship and horticultural expertise.

This is the story of a property transformed. In 1977, Original owners purchased this 180-acre parcel as part of a subdivided cattle farm. Approximately half had been recently cleared, with the remainder showing established native forest regrowth and evidence of heavy historical logging. Their vision was clear: restore the forest, heal the land, and pursue a low-impact lifestyle in harmony with nature.

What followed was three decades of dedicated work establishing the Earthcare Nursery, with a retail presence in Wauchope and wholesale operations on the farm. Toni's passion for horticulture and plant collecting has created what can only be described as a living botanical museum – a property that reveals seasonal surprises throughout the year with its extraordinary diversity of flowering trees, shrubs, vines, deciduous trees with striking autumn colours, and collections of palms, bamboos, orchids, bromeliads, fruit and nut trees, and rare specimens.

Walking through this property is like exploring a curated botanical garden where every turn reveals something remarkable. The extensive arboretum of deciduous trees creates a spectacular autumn display of reds, oranges, yellows, and golds, while magnolias provide stunning spring blossoms. These fire-retarding trees have been strategically planted along the road frontage, creating both a natural firebreak and a seasonal spectacle.

The property boasts both subtropical and temperate fruit orchards established since 1978, featuring over fifty varieties of fruit and nut trees. From common favourites like apples, citrus, and figs to exotic treasures like jaboticaba, black and white sapote, lemonade trees, and ice cream beans, the orchards provide year-round harvests and endless horticultural interest. Macadamias, pecans, and bunya nuts add to the productive diversity, while the collection of bamboos ranges from giant Dendrocalamus asper to delicate hedge varieties.

Throughout the property, you'll discover rare plant collections including numerous palm species, clumping bamboos, tree orchids, epiphytes, agaves, lilies, and succulents. The rare Green

### 3 BED | 1 BATH | 1 CAR

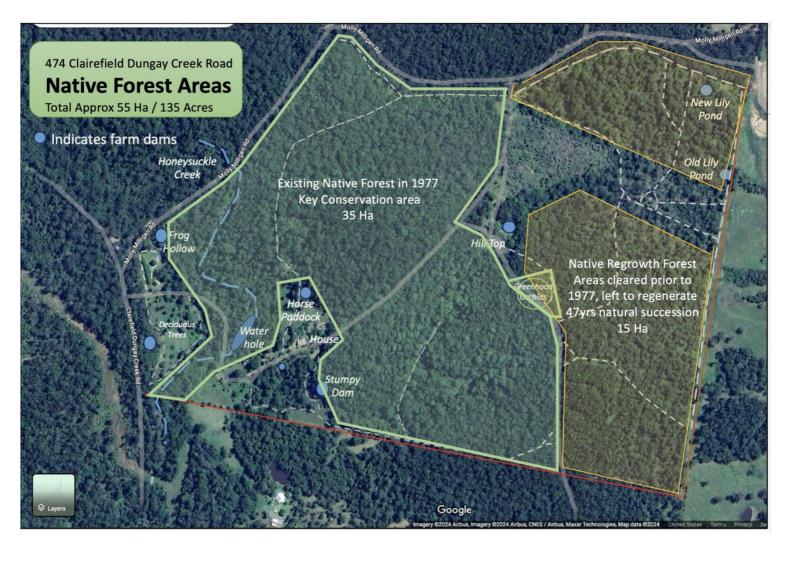
PRICE: \$800,000 - \$850,000

OPEN FOR INSPECTION: N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

