



FOR SALE

OFF-GRID ESCAPE WITH INCOME, PRIVACY & 406 ACRES OF OPPORTUNITY

Hidden away in the picturesque Pappinbarra Valley, this remarkable 406-acre rural holding offers a rare opportunity to secure complete privacy, self-sufficiency, and multiple income streams, all within approximately 30 minutes of Wauchope.

Bordering the Pappinbarra State Forest with private access, this property is ideal for those seeking a lifestyle change, grazing enterprise, timber operation, eco-retreat, or simply a peaceful rural sanctuary.

Approximately 130 acres of productive cleared country is divided into 8 well-watered paddocks, supported by a seasonal creek, 11 dams, timber cattle yards, and substantial water storage exceeding 188,000 litres. The balance of the property consists of beautiful native forest, providing natural habitat, privacy, and valuable timber resources.

The property is fully off-grid and equipped for independent living, featuring a solar power system with battery storage, backup generator, gas and solar hot water, and an upgraded septic.

A rustic country homestead offers comfortable accommodation with 3–4 bedrooms, while an impressive collection of sheds and infrastructure caters to farming, machinery storage, workshops,

creative pursuits, or home-based business operations.

Adding further value is the operational timber mill, complete with equipment and access to quality

hardwood species including White Mahogany, Tallowwood, Ironbark, and Blue Gum, presenting exciting potential for supplementary income.

Property Highlights

- 164.4 hectares (406 acres) with private State Forest access
- Approx. 130 cleared acres suitable for grazing and livestock
- Seasonal creek, 11 dams and extensive water storage
- 8 paddocks with established watering infrastructure
- Fully off-grid solar power system with battery storage and backup generator
- Rustic 3–4 bedroom homestead
- 5 substantial sheds and workshop spaces

3 BED | 1 BATH | 16
CAR

PRICE:
\$1,300,000

OPEN FOR INSPECTION:
N/A



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