

46 Booral Rd, Bulahdelah, NSW, 2423



Rural For Sale

Friday, 13 December 2024

46 Booral Rd, Bulahdelah, NSW, 2423

Type: Rural



Mark McBaron

0240386000

CONVENIENTLY LOCATED & WELL DEVELOPED

"Bethel Farm" Bulahdelah
46 Booral Road, Bulahdelah

Welcome to "Bethel Farm", this 100 acre* farm gives so many options to the incoming purchaser whether you are looking to live on productive acreage or an extremely conveniently located week-ender. The current owners have worked tirelessly to develop the property, adding power, all weather road access, fencing, developing pastures, shedding and adding water security. Living quarters currently consist of a comfortable well appointed converted shed giving you the freedom to plan the best position for your dream country residence to take in the natural beauty this property has to offer.

Area and Tenure - 40.74 hectares* (100.67 acres*) Freehold

Location - The property is located just off the Pacific Highway under 5 minutes* from the rural town centre of Bulahdelah providing shops, medical, education and hospitality facilities. The waterside township of Tea Gardens is under half an hour* away and the Beaches of Forster being just under an hour.* For your cattle marketing needs, weekly cattle sales are held in the nearby township of Gloucester.

Improvements and Infrastructure - The owners have invested in installing ample shedding on the property with 4 steel sheds of different design with lock up bays and high clearance sheds for hay storage. A shed has been converted into quarters with a fully operational septic system, the quarters include all the fixtures you would expect including a fireplace for the colder months. Extensive fencing work has been completed with new five strand barbed wire fencing and there is a set of timber and steel cattle yards.

Grazing - Since taking on ownership of the property the owners have thoughtfully cleared the property for added productivity leaving stands of timber for sheltered grazing.

Water - A large emphasis has been placed on water security with 6 x 30,000 litre and 1 x 25,000 litre tank installed all linked to an electric pump. there are 3 large earthen dams placed strategically in the paddocks for livestock access. The rear boundary has some Crawford River frontage.

NB - The property has currently been running a side business supplying rural produce from the farm, this will be offered to the incoming purchaser via separate negotiation.

*approximate