Davidson Cameron & Co
174 Conadilly Street,
Gunnedah NSW 2380

"Bridleval 83 Nuggety Gully Rd, Nowendoc, NSW 2354 **Sold - $2,350,000**

Other 2 1









High Rainfall Country In A Private Setting

Bridlevale
83 Nuggety Gully Road
Nowendoc NSW
1015.55 Hectares / 2509.48 Acres
High Rainfall country in a private setting

Open for Inspection

By Appointment.

Location; 8 km to the village of Nowendoc.79 Km to Walcha.87 km to Gloucester.116 km to Tamworth and 350 km to Sydney.

Improvements; A charming new 2 bedroom home has strategically been built overlooking the free flowing Cooplacurripa river. Spectacular 360 degree views are offered, creating a relaxed and stress free environment taking in the natural beauty of this property. A very comfortable home with everything you need such as connected power, reverse cycle air conditioning, connected gas and an impressive deck area at the front of the home.3 new 5000 Gal rainwater tanks are about to be installed to complete this perfect setting. A well built 12m x 8m lockable steel hayshed/storage shed with attached power. A quaint 1 room cottage is also tucked away, hand built, offering magnificent views over the valley. 2 sets of steel cattle yards located at either end of the property. Attached to the main yards is a lockable shipping container to facilitate storage with attached stables. Bridlevale is well fenced with a mixture of 4 and 5 Barb, plain and barb and electric. The property is subdivided into approximately 17 paddocks.

The Country; Creek flats to gentle rolling undulating valleys moving onto steep timbered mountains. Fertile red and chocolate basalt soils with quality pasture including Kikuyu, Phalaris, Fescue, Rye grass, Cocksfoot and clovers present. Single Super spread over approximately 70 % of the property in September 2019. A mixture of timber on the property with some spectacular old growth trees which gives a good indication of the quality of the country.
Water; Very much a feature of this property with an 8 km double frontage to the Cooplacurripa River. Numerous smaller creeks on the property and an abundance of springs. Approximately 16 dams. High rain fall country recorded on farm at an average of 44.5 inches (1,112.5 mm)

Livestock operations and potential; Bridlevale is a great breeding or backgrounding block for cattle. Bridlevale is located in a tightly held area due to the consistency of the rainfall in the area and the heavy rich basalt soil types. The owner estimates a carrying capacity of approximately 200 to 250 cows and calves. For those who love mountain grazing country, this property is a must to inspect.
Further information is available by contacting the agent and requesting an Information Memorandum. Inspections are by prior appointment only.

Listed By
Simon Burke

Listing Number: 3454878

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.