

DP755609 Moonem New Italy Rd, New Italy, NSW 2472

\$1,150,000

Residential Land



“Boltens Flat” - 1100 ACRE RURAL PROPERTY, NEW ITALY

“Boltens Flat” is a 1100 acre rural property close to the coast near Evans Head and Woodburn, In a high rainfall area with 6 titles currently used for beef cattle production. It has good stands of useable timber and great potential for subdivision.

The area is for sale as one lot. The land could be split and sold by a developer into 6 or 7 lots (minimum of 100acres) as lifestyle blocks suitable for Seachangers and nature lovers. The central location of these parcels of land offer benefits to the buyer to build homes and develop the land for lifestyle farms. The property is mostly timber with an abundance of spotted gum, grey gum, tallwood, red gum, iron bark and mahogany making it ideally suited for hardwood production, farm forestry, fence posts, firewood, poles and milling logs. Alternatively this property could also be used for beef cattle with approximately 20% open grazing with billabongs, dams and creeks. Areas of the land could be used for farm forestry and in the future be a valuable asset for carbon credit trading. This could allow a corporation to secure the land and utilize it for hardwood production with relevant taxation benefits. This property has been in the one family for over 100 years. It is a rare opportunity to secure a large land holding close to the coast with potential for either subdivision, agriculture or farm forestry.

Open for Inspection

By Appointment.

The Property has 6 lots:

Lot 105 is 40.48 hectares (100 acres) Lot 106 is 77.73 hectares (192 acres) Lot 113 is 40.48 hectares (100 acres) Lot 120 is 40.48 hectares (100 acres) Lot 122 is 80.97 hectares (200 acres) Lot 123 is 84.21 hectares (208 acres)

Features Include:

Boundary fencing. Water holes. Dams. Seasonal creek. Subdivision potential. Only 20 minutes to Evans Head (great beaches and river) Ample rainfall. Millable and saleable timber reserves. Mostly level or sloping land. Private and quiet rural area. Close to Richmond and Clarence Rivers. Timbered (approximately 50%). Easily accessible from 2 sides. Private and quiet rural area.

To secure your inspection please call Chris Williams on 0431 249 447

Listed By



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