

# “TOONUMBAH’S NATURAL BEAUTY”



# “TOONUMBAH’S NATURAL BEAUTY” NSW

If you are waiting that ultimate getaway property that you can do what you like on it, then these 371 acres maybe just what you have been waiting for.

The property is situated and borders the Toonumbar Dam complex and would have some of the best stands of millable Spotted Gum, Tallowood's and Bloodwood's in the district.

The land has been properly looked after and it is a pleasure to drive through the farm and up to its existing temp. dwelling, which consists of a one bedroom shed with a kitchen, lounge room and bathroom. The living quarters takes up 2 bays and there are another two bays plus a skillon to use as a machinery shed and workshop. There is also a fully equipped set of stockyards with a vet crush and loading ramp.

The property is totally off the grid and power is supplied by the way of a 3.1kw solar battery system supplied by Rainbow Power, a backup 30KVA generator with 3Phase if needed plus gas stove, gas & solar hot water.

There are 3 x 22500L Rainwater storage tanks and 5 dams that are scattered over the property. A good majority of the property has as new fencing and it is subdivided into several grazing paddocks, some of which have been recently pasture improved with Seteria.

If you enjoy the natural beauty of the local flora, fauna, the bush walking, an enthusiastic horse rider or even an endurance bike rider, then this property would suit all these activities. There are endless tracks suitable for all these activities including 4 wheel driving.

Good income can be made from the stands of timber and running 60 to 90 steers.

The property has sealed road frontage, access to thousands of hectares of state forest and Bell's Bay is just over the hill so you can enjoy some fishing or boating.

The panoramic views are exceptional and for all you bike riders, cattle, horse and lifestyle buyers that are looking for something special, then this is a must to inspect.

The machinery and livestock are available at market price.



































