

Auction



2183 Armidale Rd, Willawarrin



One of the Finest on the Macleay

AUCTION (If not sold prior)

11am Friday 18 July 2025 in the Diggers Room, Kempsey Macleay RSL Club

Rarely does the opportunity arise to purchase what could be considered one of the most impressive rural holdings in the valley – a property not publicly offered for sale within living memory. With frontage to both the Macleay River and Hickeys Creek, this 74.64 hectares (184 acres) property runs 50+ breeders and is a perfect balance of fertile alluvial creek flats, pasture improved, undulating grazing country and pockets of shelter belts and conservation areas.

The original homestead, privately situated with a stunning outlook has been completely & tastefully renovated and offers a combination of indoor and outdoor living and entertaining areas; a stylish country style kitchen with views over the property; three light airy bedrooms, the main with walk in robe & ensuite; a stunning bathroom; and reverse cycle air conditioning and wood fire. A huge newly constructed farm and machinery shed provides ample storage and work space; new steel stockyards enhance stress free stock management; and 90% new boundary and internal fencing; along with recently completed culverts and gully crossings, all

🏠 3 🚗 2 📏 74.64 ha

Price	AUCTION
Property Type	Residential
Property ID	1687
Land Area	74.64 ha

Auction

Friday 18 July, 11:00 AM

Agent Details

Ian McGoldrick - 0412 710 612

Office Details

Kempsey Stock and Land
Shop1, 44 Forth Street Kempsey
NSW 2440 Australia
02 6562 6600



combine to make this one of the most meticulously maintained properties you will find. Tar road frontage, 20 minutes to Kempsey and 2 minutes to Willawarrin village.

Don't miss your chance to secure a true benchmark for modern rural living - productive land, unsurpassed improvements, privately situated and conveniently located.

DISCLAIMER: The information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than to pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.