



 3  2  4

River Front Acres with Home at Pappinbarra near Wauchope & Port Macquarie

A quaint 3 Bedroom Cottage on pasture improved 53 Hectares (131 Acre) encapsulates the best of country lifestyle living. Suitably fenced and having ample water from creeks, dams and approximately 500m direct river frontage onto the Pappinbarra River, the property is well established and currently running cattle. The property has machinery sheds, garages and carports. The homestead was built in 1935 and in excellent condition. Showcasing Red Mahogany timber it is a truly delightful homestead with original features. Set in tranquil surroundings approximately 35 minutes from Wauchope this property is an ideal escape to the country for the Tree Changer for a hobby farm, for horses, cattle, sheep or goats or as a small commercial grazing opportunity.

2595 Pappinbarra Rd
PAPPINBARRA, NSW

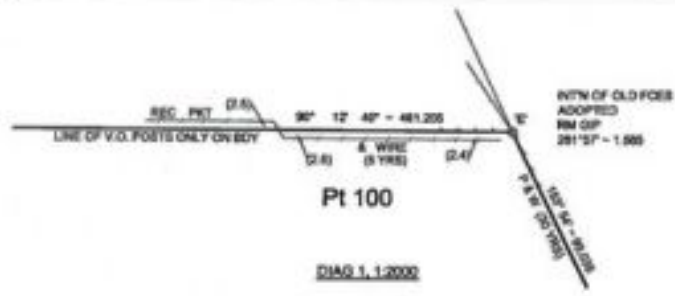
Price: \$659,000



Drew Oliver
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www.regionalandruralrealty.com.au

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Pt 100

DIAG 1, 1:2000

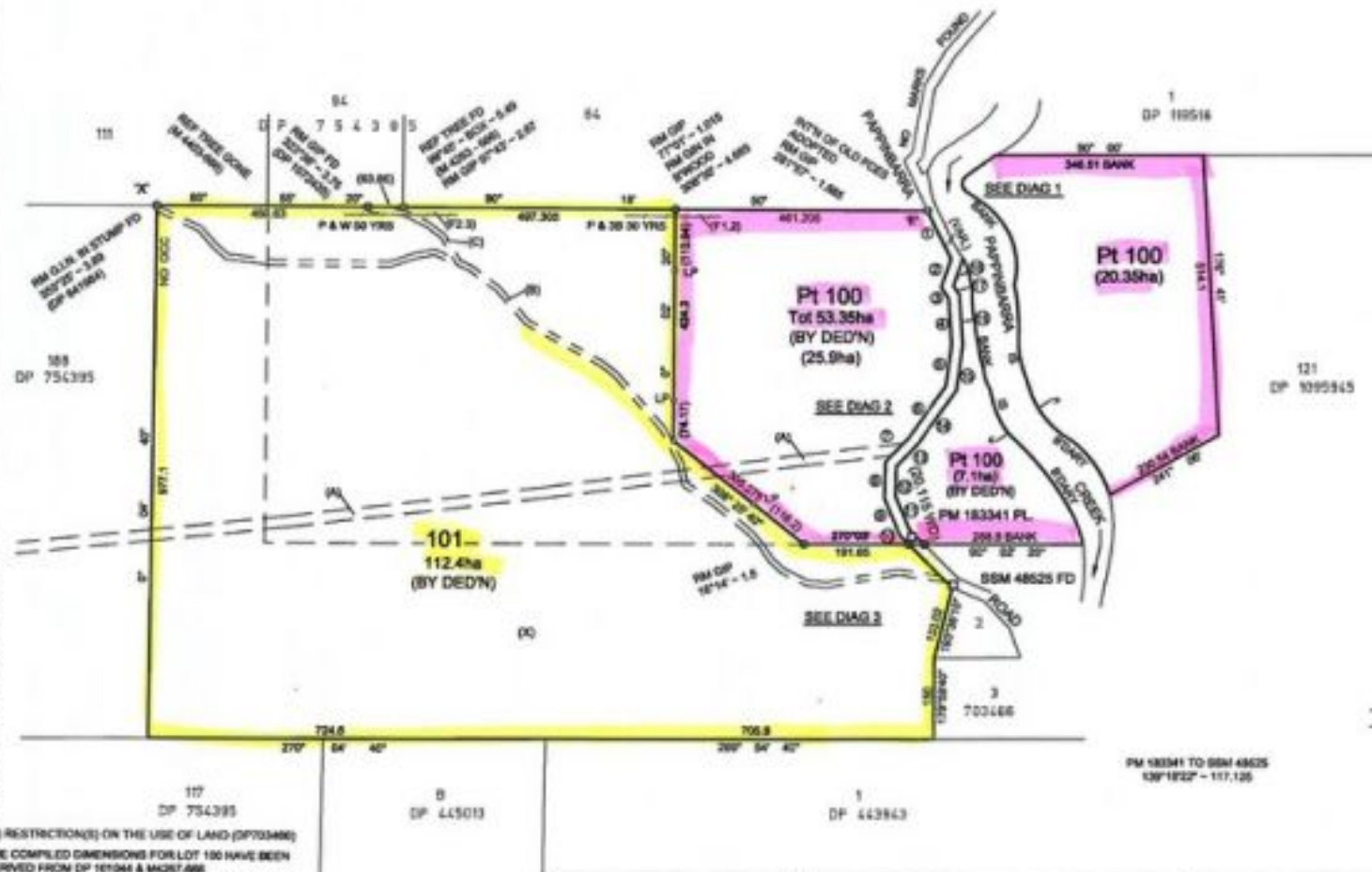
X TO Y
115°31'20\"/>

SURVEYING AND SPATIAL INFORMATION REGULATION 2012 - d 91(2)					
MARK	N. G. A. CO-ORDINATES		ZONE	CLASS	ORDER
	EASTING	NORTHING			
SSM 48625	449 474.2	8 501 217.9	36	E	5
PM 183341	449 411.7	8 501 318.9	36	E	5

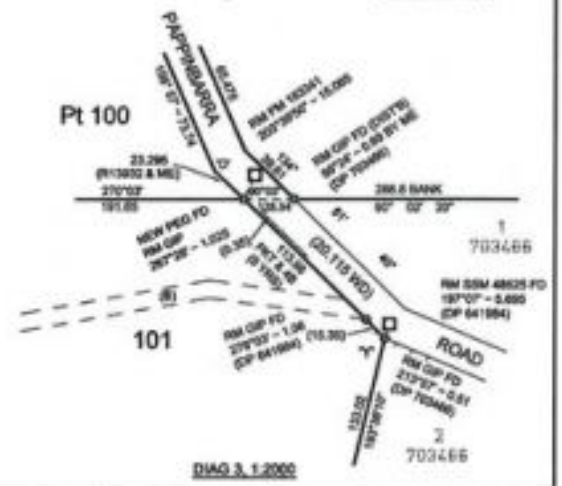
COMBINED SEA LEVEL & SCALE FACTOR 0.999904
SOURCE : N. G. A. CO-ORDINATES ADOPTED RTK OBSERVATIONS
15TH MARCH 2016

SCHEDULE OF SHORT LINES

No.	BEARING AND DISTANCE
1	152° 54' - 98.238
2	198° 42' - 54.86
3	146° 29' - 24.26
4	115° 44' - 83.8
5	187° 42' - 77.355
6	215° 18' - 115.450
7	222° 52' - 82.15
8	181° 18' - 86.875
9	198° 42' - 73.74
10	134° 57' 40\"/>



DIAG 2, 1:2000



DIAG 3, 1:2000

(1) RESTRICTIONS ON THE USE OF LAND (DP703486)
THE COMPILED DIMENSIONS FOR LOT 100 HAVE BEEN
DERIVED FROM DP 101044 & M627486
THE COMPILED DIMENSIONS FOR LOT 101 HAVE BEEN
DERIVED FROM DP 703486, M623 - 886 & M621-486

(4) - EASEMENT FOR POWER RETICULATION AND
OVERHEAD POWER LINES 20 WIDE (DP 1104813)
(1) - RIGHT OF CARRIAGEWAY 10 WIDE (2357808, DP 641984)
(1) - RIGHT OF CARRIAGEWAY 10 WIDE (DP 1072405)

Surveyor: DANIEL JOHN BAKER
Date of Survey: 15/3/2016
Surveyor's Ref: 6773

PLAN OF SUBDIVISION OF LOTS 66 & 74 DP 754395,
LOT 4 DP 703486 AND LOT 1 DP 101044.

LGA: PORT MACQUARIE HASTINGS
Locality: PAPPINBARRA
Subdivision No: 13.2015.480.1
Length in Meters: Notable Scale 1:500

Registered
15.6.2016

DP1220937

Req: R8889785 /Doc: Dp 1220937 P /Rev: 15-Jun-2016 /Site: SC, CK /Pgs: ALL /Pvt: 16-Jun-2016 06:04 /Seq: 1 of 3
Ref: lpt: explain-plan FOR SURVEYORS USE ONLY /Sec: X