

## Candelo, 850 Mogilla Road

### EXCEPTIONAL GRAZING

Welcome to "Mary Field," a magnificent 320-acre grazing property nestled in the heart of the Bega Valley at 850 Mogilla Road, Candelo. This exceptional estate boasts 165 acres of pasture-improved land, well fenced into 18 paddocks, offering a prime opportunity for sustainable agriculture and livestock management.

The main residence at "Mary Field" is a spacious brick home that showcases the beauty of natural timbers. It features three generously sized bedrooms, two well-appointed bathrooms, and expansive verandahs that provide the perfect spot to enjoy the tranquil rural views. An adjoining double garage and low-maintenance gardens complete the residence, ensuring both comfort and convenience.

In addition to the main house, the property includes a charming second home: a three-bedroom, single-bathroom timber cottage that has been tastefully modernized. This provides additional accommodation options for family, guests, or farm staff.



LAND 320 acre

**For Sale**  
\$2,400,000

**Contact**  
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**LJ Hooker Bega**  
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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



Water quality and storage are standout features of "Mary Field." The property is blessed with two permanent creeks equipped with an electric pump, along with numerous farm dams and troughs. With an impressive 200,000 litres of rainwater storage for household use and an additional 90,000 litres for farm use, water security is assured.

Further enhancing the property's appeal are two large farm sheds, a silo, and well-maintained stock yards. Extensive tree plantings have been strategically implemented to stabilize gullies and creeks, showcasing a commitment to environmental stewardship and land care.

"Mary Field" offers a rare combination of productive grazing land, comfortable living, and robust infrastructure, making it a standout choice for buyers seeking a premium rural lifestyle in the picturesque Bega Valley.

## More About this Property

Property ID	NCUFGN
Property Type	Livestock
Land Area	320 acre

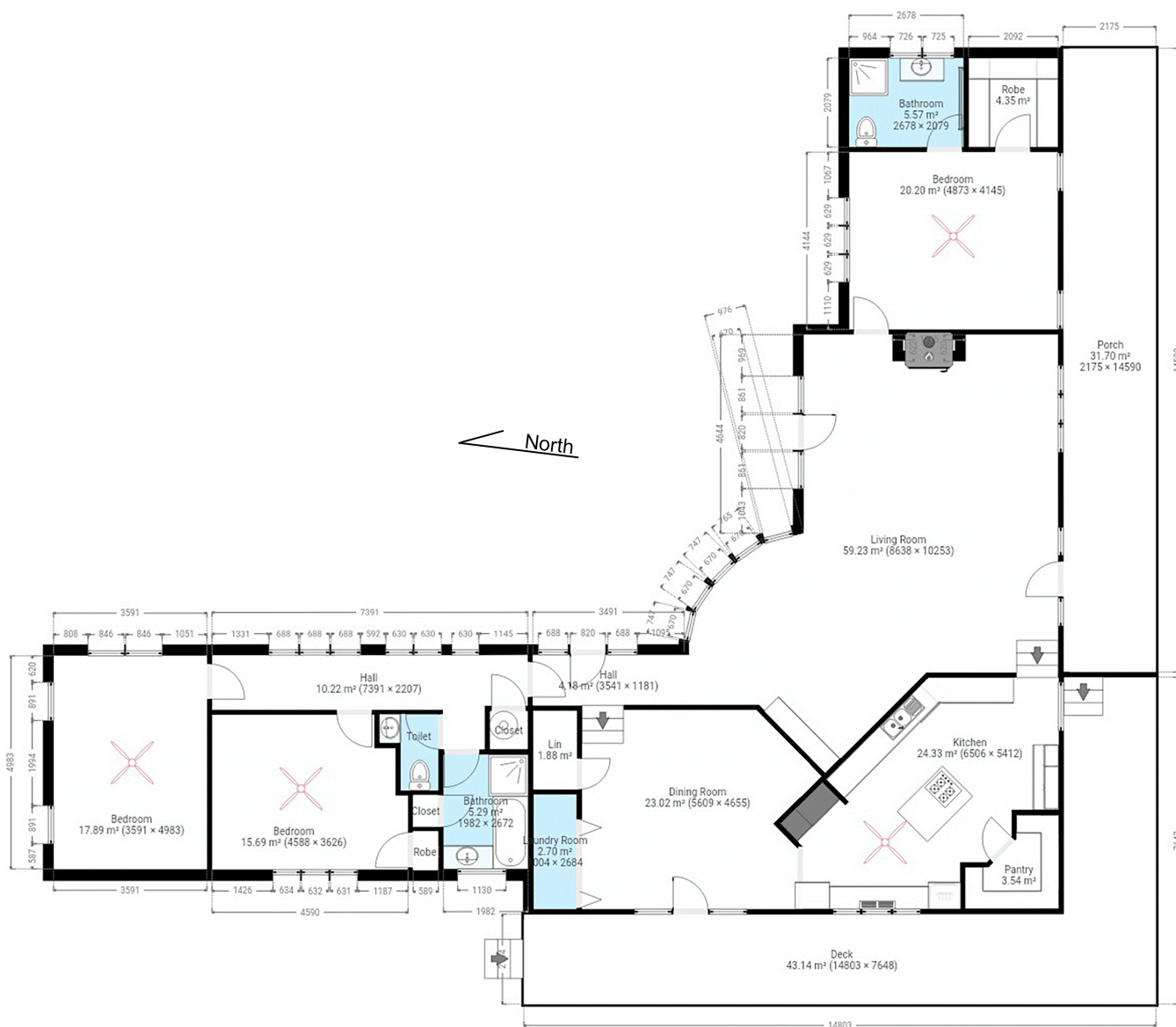
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This plan is intended for marketing purposes only. All dimensions are approximate.

850 MOGILLA ROAD TANTAWANGALO