



Lot 4 Elmar Road, Wootton

STUNNING 140 ACRES IN WOOTTON WITH FORESTRY LEASE IN PLACE

This 140-acre plantation hardwood timber forest in Wootton is an extraordinary investment opportunity nestled in the sought-after Pacific Palms hinterland. This exquisite property offers not just natural beauty but also a promising addition to any investor's portfolio, providing a gateway to diversification. With its lush hardwood timber forest and the allure of the serene location, it's a prime chance for individuals seeking an investment that merges sustainability with financial growth. The property's unique blend of scenic landscapes and investment potential creates a rare and invaluable opportunity for prospective buyers.

Wootton is a much sought-after region inland from the Pacific Palms on the NSW mid-coast.

- 2.5 hours north of Sydney.
- 1 hour north of Newcastle.

This 135 acres has magnificent views of the Wootton Valley with a building entitlement and access to power. With a forestry lease in place, the work has been done to generate healthy financial gain within the next 5 years. The choice is then yours for either ongoing



LAND 135 acre

FOR SALE

\$1,490,000

AGENTS

Steve Atkins

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AGENCY

LJ Hooker Forster | Tuncurry

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forestry or other income generating opportunities or simply enjoy the Wootton lifestyle.

The Plantation:

Species of trees are Messmate, Flooded Gum, Spotted Gum and Black Butt —speciality flooring species.

Final harvest will be approximately 20,000 stems (logs). The property comes with a committed contract for purchase of timber stock with opportunity for replanting. There is a commercial 5 year lease in place.

Great investment opportunity to diversify your superannuation portfolio - both short and long-term options.

Agent declares interest.

Please contact Stephen Atkins on 0488 788 169.

MORE DETAILS

Property ID	SKCF5Y
Property Type	Lifestyle
Land Area	135 acre

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