

Clarence frontage with fishing tourism sideline

THERE'S plenty of untapped tourism potential in "The Gorge" believes current owner Neil Winters, whose family has owned the property for 115 years.

While the 3073 hectare (7590ac) Copmanhurst property has been operating a tourism sideline since 1984 with the addition of farm stay accommodation, Mr Winters believes there is still much more that could be achieved in the property given its 10 kilometre frontage to the Clarence River, considerable natural beauty and excellent wild bass fishing.

That final element has caught the attention of high profile fishermen.

The property has been featured on both Rex Hunt's and Andrew Ettingshausen's fishing television shows.

Purchased by Mr Winters' grandfather George (and his brother Sam) in 1899, "The Gorge" had originally operated as a dairy before eventually changing enterprise to a beef cattle grazing property.

The property had originally covered

about 4500 acres but an extra 3000 acres was added in the late 1940s when the neighbouring property was purchased.

Mr Winters said he had typically been running about 400 head on "The Gorge", and given the property's steep terrain in parts, he believes this to be an ideal carrying capacity.

As an added incentive for buyers, about 400 Brahman cross cattle are to be offered for sale with the property.

Mr Winters said fencing was of stockproof condition.

Lifestyle appeal and tourism potential were the two key factors which would make the property stand out to potential buyers.

Neil and his wife Sue are selling the property for retirement purposes, and plan to move to Grafton.

"The Gorge" is about 75 kilometres north west of Grafton.

Average annual rainfall is a substantial 1800 millimetres.

Improvements include a set of timber and steel cattle yards, machinery shed, tourist accommodation for up



Copmanhurst property "The Gorge" brings tourism and grazing potential and has been listed for sale by expressions of interest closing on May 7.

to 11 people in "The Shack", and a main three-bedroom Cypress Pine homestead.

The property features 20 camping sites registered with the local council.

"The Gorge" has been listed for sale by expressions of interest closing on May 7 through agents David Nolan, Webster Nolan Real Estate, Sydney, and Ray Donovan, Ray Donovan Stock

and Station Agents, South Grafton.

■ Contact David Nolan, (02) 8394 8875; or Ray Donovan, (02) 6643 4411.

— NICK HEYDON