



## MUDGEES

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Situated just 25 kilometres from Mudgee (approx) this 132.55 hectare property is undulating with shade timber only.

There are areas suited to cultivation and while there is some small bush regrowth it will be easy to recover this rural holding.

There are approximately 12 paddocks with fencing in fair condition and approximately 23 dams of various sizes and an unequipped bore.

Improvements include a neat 2-stand electric shearing shed (yes, power is connected), steel sheep yards, machinery shed, storage shed, garage and an old cottage needing total restoration.

You only have to look over the fence to see how this property could be. One inspection and it will be gone so be very, very quick.

**Land Size** : 1325500 sqm  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658001>



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