



1515 Blue Springs Road Gulgong NSW

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A fantastic start to farming is this 193.63ha or 478 acres approximately property. Situated approximately 23km from Gulgong and due north of Mudgee. With tar sealed road all but the last 200m (all weather Council maintained gravel road).

- 193.63ha or 478 acres approximately of freehold country
- 2.3km approximately of Cockabutta creek frontage which is spring fed
- 5 dams with 5 main paddocks - water is a feature of this property
- Approximately 100ha suitable for cultivation or prime grazing country
- Soils consist of lighter granite and sandy loams
- Fully functioning cattle yards, race, crush and loading ramp
- Sheep yards with race and holding pens
- 3 bay machinery shed with one lock up garage bay
- Ideal recreation property for hunting, shooting, motorbike riding, and horses

*Crown roads area - 6.576ha approx. could be purchased to create 200ha approximately and subdivided into two 100

Price : \$ 390,000
Land Size : 193.63 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/central-west/gulgong/residential/rural/5658985>



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