



### 3048 Ulan Road Mudgee NSW

This large lot of rural land comprising approximately 330ha (812 acres) is available for lease by tender.

The land is available for cattle grazing (sorry, no sheep) for a minimum of a 2 year period.

- a mix of gently sloping land rising to low hills and valleys
- approximately 190ha (470acres) open grazing country, balance natural timber
- 12 dams of varying sizes, 8 currently holding water
- fully fenced with approximately 5 internal paddocks, water in every paddock
- 12m x 22m high roofed machinery shed (no power), 3 open bays, 1 lock-up
- cattle yards with crush and loading ramp

An excellent small scale grazing block, sealed road frontage, only 30km from Mudgee.

Tenders are required to be submitted by applicants together with a brief management plan with respect to land maintenance, including weed and fencing maintenance.

**Land Size** : 330 ha

**View** : <https://www.thepropertyshop.com.au/lease/nsw/dubbo-orana/mudgee/residential/land/5659845>