



## 298 Gollan Road Mudgee NSW

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Situated midway between Mudgee, Wellington and Dubbo in the highly sought after Goolma district is 'Browie'. 528 hectares (1304 acres) of high quality mixed farming country perfectly set-up for sheep, cattle and cropping.

Size - 528.2ha or 1304 acres under one Title Lot 160 of DP750777

Country - "Browie" comprises a versatile holding from light to heavy loam soils (sections of slatey granite in areas), predominately open grazing and level cultivation country and arable creek flats.

"Browie" is well fenced into 14 main paddocks with original to good stock proof fencing with approximately 50% of the land arable and suitable to cultivation/direct drilling practises.

Water is a major feature with 3km of Goolma Creek frontage (semi permanent water source currently flowing) Long creek frontage and many tributaries/gullies to Goolma creek. 9 stock dams, a Bore to 20,000gal header tank that reticulates to two troughs.

**Price** : \$ 2,110,000  
**Land Size** : 528.2 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/6490094>



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