



## 1641 Castlereagh Highway Mudgee NSW

"Bessie's" Nestled just 10-minutes from the outskirts of Mudgee town, this 102-hectare (256-acre) with lush grazing and fertile soils, the potential for this piece of land is as limitless as the stunning locality it offers.

- 256 acres of open level grazing country, these prime acres are suitable to cropping, cattle, sheep and horses
- 43ha or 106acres approx. of prime cultivation country
- Fully fenced into 2 main paddocks with good to excellent stock proof fencing
- Water is catered for with 8 megs of stock and domestic water rights from the Cudgegong River plus 3 large stock dams
- Estimated carrying capacity 40 to 50 cows plus progeny, 400 to 600 ewes plus followers with a regular pasture improvement, cropping and grazing program
- Dwelling entitlement S.T.C.A - superb home sites suitable for the dream big home with expansive rural views
- Adjoining house block "Kanimbla" 1691 Castlereagh Hwy consisting of 306 acres or 122ha is for sale

Whether you're looking to embrace the tranquility of rural life, embark on an agricultural venture, or simply bask in

**Price** : GUIDE \$1,300,000 - \$1,400,000  
**Land Size** : 103.9 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7790571>



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