



146 Wilbetree Road Mudgee NSW

Located on 16.92 ha (approx. 41.8 acres) of fertile river flats. This highly arable property presents a unique opportunity to secure prime irrigation country just 5kms from Mudgee's CBD. This quality property also comes with the security of a 25 megalitre irrigation license.

Rarely do properties such as this come to the market and this opportunity is not to be missed.

- Prime fertile river flats with established irrigation infrastructure
- 25 megalitre high security water access license (ground), plus 8 megalitres stock and domestic
- Approximately 10ha currently sown to lucerne, additional land with established pasture
- Boundary is well fenced with quality steel cattle yards with a crush loading ramp
- 12mx14m steel frame hay shed, enclosed three sides with power connected
- Over 300 meters of picturesque Cudgegong River frontage
- Agent's Interest Noted

Price : EXPRESSIONS OF INTEREST
Land Size : 16.92 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7980046>



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