



398 Spring Flat South Lane Mudgee NSW

3 🏠 2 🚗 2 🚗

Positioned just a short drive from Mudgee, this substantial 408.37 hectare (approx. 1,009.90 acres) holding presents an outstanding combination of all recreational activities plus productive grazing country, reliable water, and lifestyle appeal. Offering scale, versatility, and accessibility, it is ideally suited to those seeking a working rural retreat with exceptional recreational/hunting value.

Type : Rural
Price : \$1,600,000-\$1,700,000
Land Size : 467.38 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/8685794>

- Expansive 408.37ha (approx. 1,009.90 acres) of undulating creek flats and productive grazing country with mixed nature bushland.
- Prime location just minutes from Mudgee, providing convenient access to town services while maintaining complete rural privacy.
- Excellent water resources with frontage to Oaky Creek and Back Creek, plus four dams including a reliable spring-fed dam.
- Sound, stock-proof fencing with extensive recent upgrades, ready for immediate livestock operation.
- Currently suited to sheep and cattle grazing, with fertile areas capable of supporting cropping pursuits.



David Goldring
02 6372 2222



Harry O'Malley
02 6372 2222

[For full version visit the website](https://www.thepropertyshop.com.au)

