






## 273 Rosebud Road Mudgee NSW

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Rosebud is a fantastic mixed farming operation with further room for improvement and cultivation. An ideal opportunity to secure property in a renowned cattle farming district.

Size: 353.3 hectares approx. (862 acres)

Location: Approximately 14km off the Cassilis and Summer Hill Roads. 80km North of Mudgee, 68km south west of Merriwa and 24km south of Cassilis.

Country: "Rosebud" comprises a versatile holding of light to medium loams, to heavy black basalt loams on the river country. Gently undulating, open grazing and cultivation country. Approximately 50ha has recently been sown with further country sown by previous owners. Previous hay making operation produced 212 large square bales from 35 acres of sown country.

Fencing: The property is well fenced into 10 main paddocks.

Water: Is a feature on this property with stock and domestic rights from the Munmurra River. A fully equipped river

**Price** : \$ 900,000  
**Land Size** : 353.3 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658976>



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