



977 Upper Botobolar Road Mudgee NSW

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103.6 hectares or 256 acres approximately of recreation heaven. Bordered by crown reserve land with farm tracks/roads throughout the property.

An ideal recreation property with endless possibilities.

- 256 acres approx 49km north east of Mudgee
 - 12m x 6m approx shed with kitchenette and basic toilet facilities
 - 2 bay machinery shed with carport attached
 - 2 dams, frontage to Peters Creek and approx 7000L rain water storage
 - Farm track/roads throughout the property (recently upgraded road)
 - Motorbike riding, horse riding, shooting or hunting
 - Pigs, rabbits, foxes and wild dogs
 - 3.8km approx. of boundary adjoining crown reserve land
 - Dwelling entitlement subject to council approval
- *Please note this property is accessed by vehicles with high clearance (4WD)

A brilliant recreation property perfect for whatever the heart desires.

Price : \$ 130,000
Land Size : 103.6 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659167>



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