



312 Wilbetree Road Mudgee NSW

Perfectly positioned just 5 km from the Mudgee CBD, this superb river front property with abundant water is ideal for intensive farming or livestock production.

- over 15ha (37acres) of prime intensive agricultural land
- abundant water with 3 wells (2 operating), 30 megalitre irrigation licence
- over 600m frontage to the Cudgegong River
- grow lucerne, crops or produce, superb to fatten stock
- picnic and camp by the river
- 5 paddocks, cattle and sheep yards
- power connected, large hay/machinery shed with lock-up workshop
- ideally located just 5km from Mudgee
- additional water available to purchase separately

An exceptional opportunity to secure the perfect farming or lifestyle property. Live in town with your farm just minutes away, grow crops, fatten cattle, picnic and camp by the river. An highly productive farm right on the edge of Mudgee.

For Sale by Expressions of Interest, closing Thursday 8

Land Size : 15.28 ha

View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659265>



Andrew Palmer
02 6372 2222