



### 4066 Bylong Valley Way Rylstone NSW

Situated on 181.31 hectares or 448 acres approximately surrounded by Fern Tree Gully Reserve just 18km north of Rylstone and 45 minutes approximately from Mudgee.

Consisting of open grazing country and natural timber, this property is ideal for a small grazing operation and recreation fun.

- Level to lightly undulating country with multiple paddocks and 5 dams
- Natural virgin bushland adjoining Ferntree Gully Reserve
- Huge two bay machinery shed plus flat bottom silo
- Ideal small grazing with approx 100 acres open country
- Fully fenced with average to poor fencing
- Ideal for motor bike riding hunting and shooting
- Pigs, foxes, rabbits, cats and occasional deer

The perfect recreation property or ideal small grazing. Loads of wild animals and fun to be had, this property will not last long.

**Price** : \$ 285,000  
**Land Size** : 181.31 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/central-west/rylstone/residential/rural/5659430>



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