



## 2327 Goolma Road Mudgee NSW

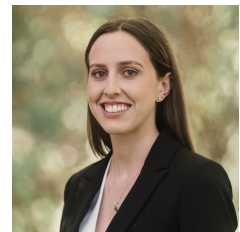
224ha or 553 acres approx. of prime red basalt country with 630m of Cudgegong River frontage and 2.0km of Goolma Creek frontage. Prime country in the sought after Goolma District, just 43km from Mudgee, 28km from Gulgong, 45km from Wellington or 6km from the village of Goolma. (all distances approximate )

- 80% approx suitable to cultivation or direct drilling.
- 40 ha or 100 acres approx of cultivated pasture improved country consisting of arrow leaf clover, GTL60 and L91 lucerne.
- A further 20ha or 50 acres approx currently sown to grazing oats
- 3 kilowatt solar pump on the Cudgegong River, mains pipe connected to 4 dams for stock and domestic rights, and a 31,000lt water tank
- 9 excellent stock dams, Cudgegong River frontage and Semi permanent Goolma Creek frontage
- 7 main paddocks with good to excellent fencing
- 18m x 9m Steel hay-shed
- 100 head approx M&M Manilla steel cattle yards , squeeze crush, race, ramp and holding yards,
- Currently running 100 cows plus progeny

**Price** : \$ 2,400,000  
**Land Size** : 224 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7156436>



**David Goldring**  
02 6372 2222



**Ashley Olsen**  
02 6372 2222

