

# LOT 102 Yarraman Road, Wybong, NSW 2333



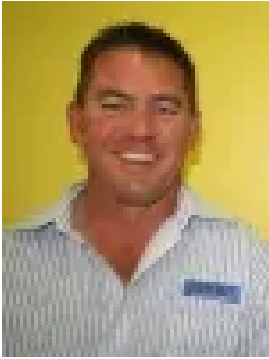
## Other For Sale

Friday, 3 May 2024

LOT 102 Yarraman Road, Wybong, NSW 2333

Area: 57 m2

Type: Other



Jay Shepherdson  
0265415331



Fin JTS Realty  
0265415331

**\$810,000**

This 58 Ha (143 Acre) Property is a mixture of top quality creek flats & grazing country. There is approximately 40 acres of black soil flats currently sown down to oats. There are under ground irrigation mains in place fed from a fully equipped pump on Wybong creek with a 100 Mega liter water license attached. There is 1km of creek frontage. The remainder of the property is split into 7 paddocks all with water from a header tank from the 2 stock dams. The fencing is all in very good condition. The property has a dwelling entitlement & power connected to the site. The house pad offers fantastic views of the farm to the mountains beyond. Only 20 Minuets from the Main Street of Muswellbrook this is an ideal spot to build your dream home and raise your children.