

# Lot 66 Cobb Highway, Mathoura, NSW 2710

## Other For Sale

Monday, 15 April 2024



Lot 66 Cobb Highway, Mathoura, NSW 2710

Area: 242 m2

Type: Other



Bowyer Livermore Sales  
0263361585



James Walton  
0404729509

**\$1.65m**

Located in the well regarded Mathoura district with ease of access to Mathoura township and Moama via the Cobb Highway. Featuring a mix of grey and red soils enables the ability to start your enterprise here or add to your existing cropping or grazing system whether that be local or out of area. 4 main paddocks, with 3 dams and troughs from tank at dam. Mostly new fencing internally. Only around 5 minutes commute from Mathoura township and approximately 20 minutes to Moama. Approx 80 acres of red gum & red box to the rear of the property, suitable for cattle grazing, with access from the east, being Coolamon Road S&D water right from the Moira water scheme (not connected). Also on site is a machinery shed (approx 22mx12m) and a raised barn. Power runs adjacent to front boundary. Early working rights available to approved purchasers. All interested parties should contact the listing agent Drew Stratton 0414576371. Disclaimer: All property measurements and information has been provided as honestly and accurately as possible by Bowyer & Livermore Real Estate Pty Ltd. Some information is relied upon from third parties. Title information and further property details can be obtained from the Vendor Statement. We advise you to carry out your own due diligence to confirm the accuracy of the information provided in this advertisement and obtain professional advice if necessary. Bowyer & Livermore Pty Ltd do not accept responsibility or liability for any inaccuracies.