

**1021 Mebul Road, Gulgong, NSW 2852**



**Mixed Farming For Sale**

Monday, 1 July 2024

1021 Mebul Road, Gulgong, NSW 2852

Area: 909 m2

Type: Mixed Farming



Scott Inglis

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## Market Preview

Rarely does a mixed farming property of this size come to the market in the popular Gulgong – Goolma - Mudgee triangle. This 909 HA (2200 ac) property is spread over comprises 6 titles and offers the astute farmer the ability to build their own residence or simply use as a farming enterprise. Part 'Yerami Farms' is a property with an enviable history of sustainability, and reliability. A great mix of country allows for cultivation along the creek flats and grazing on the slopes and hilltops.- Creek flats gently rising to higher country towards boundary lines - With an annual rainfall in excess of 600mm (referenced by DAS Agricultural reports)- Located only 10 minutes to the thriving township of Gulgong and only 40 minutes NW of Mudgee- The property is equally suited to any combination of sheep or cattle and is currently supporting 220 cows and their calves.- Well watered via 6 dams and several very reliable water holes dotted along Goodiman creek which meanders its way throughout the property.- Available as a whole package or offers to purchase individual portions may be considered as part of the EOI process