

# 444 Hoares Lane, Muttama, NSW 2722



## Other For Sale

Friday, 5 July 2024

444 Hoares Lane, Muttama, NSW 2722

Area: 74 m2

Type: Other



Bruce Holden  
0428278546

## For Sale by Expressions of Interest

Miller & James presents a unique opportunity with 184\* acres of open grazing country and expansive views over the Coolac and Muttama valleys. The property has benefited from the recent reliable rainfall in the valley, and is ready for the new owners to reap the rewards. Since acquiring the property, the current owners have value-added with consistent fertiliser application and spraying. KEY FEATURES • Conveniently situated only 10 minutes from the Hume Highway near Coolac, nestled within the tightly held Muttama district. • 184\* acres (74.4\* hectares) in size, with council maintained Hoares Lane frontage. • Terrain ranges from undulating grazing to steep hill with natural pastures on granite soil. • Expansive views across Coolac and Muttama valleys. • Potential building sites for a house (subject to council approval). • Power lines run through the site, although not currently connected. • 3 large dams, one being spring fed. AGENTS COMMENT This is your chance to obtain a affordable, productive lifestyle opportunity located close to the townships of Gundagai, Cootamundra, Jugiong and Wagga Wagga. Build your dream home (STCA), run cattle and sheep with the high grazable area and rainfall that the property has to offer. The vendors have generously applied 200kg/ha of Single Super and 2.7t/ha of lime, and the land and pastures have clearly benefited from this. The hard work has been done, its now your chance to add-on or use as a starter block. SALES PROCESS The property is being offered for sale through a two-stage Expression of Interest process. The first stage will run until 10:00 am on Thursday 1st August 2024 and will seek non-binding offers from interested parties. Stage two will be a period of price discovery and negotiation between the vendor and interested parties with the aim of acceptance of a fully binding offer by the vendor. The vendor reserves the right to accept an early offer. For a private inspection, please contact the exclusive selling agents. Glen Simmons - 0478 093 271 Bruce Holden - 0428 278 546\* - Approx.