

Sold

681 Barneys Reef Rd, Gulgong



## WATSONS 434 ACRES- 681 BARNEYS REEF ROAD GULGONG

AUCTION - FRIDAY 10TH DECEMBER 11AM

434 Acres of prime grazing land 6.8Km North of Gulgong. WATSONS, as this productive property is known, is very well fenced and exceptionally well watered property. It has 10 good dams and approximately 2.2Km frontage to the Slapdash Creek. Fertile and principally all arable except for some 10-14 acres of shelter trees. Vendors quote up to 2 DSE per acre grazing and have grown many winter grazing and cereal crops backed by an average rainfall of 24inch or 600mm. Productive sandy loam soil types are growing native and improved grasses that are abundant in the current season.

Dwelling entitlement is applicable to the property due to an existing dwelling site. Mains power is available at the old existing house site and does have a large transmission line crossing the block. WATSONS has legal and fenced access from Barneys Reef Road to the engineered creek crossing boundary. Creek crossing engineered and built using large concrete blocks and geo mesh. This is the perfect property to sink your teeth into agriculture, build your dream farmhouse and enjoy stunning creek views. Show your interest or request a contract by contacting selling agent Steve Rose by email [steve@mcdonaldlawson.com.au](mailto:steve@mcdonaldlawson.com.au) or 0428 294 928. Set for public auction on Friday 10th december at 11am unless sold prior. Vendors expecting bidding or offers prior to sale at \$1.25M

434.00 ac

Price	SOLD for \$1,175,000
Property Type	Residential
Property ID	142
Land Area	434.00 ac

### AGENT DETAILS

### OFFICE DETAILS

Rylstone  
74 Louee Street Rylstone NSW 2849  
Australia  
0448862659



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