

## **'Patanga' 3629 Mitchell Highway, Millthorpe NSW 2798**

### **Excellent livestock property in Guyong**

Agent Comment: Looking to build your dream. A Blank canvas of sound country in a sort after location is hard to find. An inspection of 'Patanga' is a must. \* 68.08 Ha (approx. 168.24 acres) \* Main road frontage - approx. 20km to Orange and 36km to Bathurst \* There is a building entitlement for the property \* Rich basalt soils falling to black alluvial soil \* Desirable farming and grazing land \* Undulating land rising to plateaus \* Improved pastures consisting of Clover, Rye & Phalaris \* There are 9 paddocks with fences which are stock proof \* Shade timber of Gum with plantings of Natives \* The property has never run out of water with 6 dams \* Cattle yards and ramp, 2 small sheds \* Power available \* Rates are \$2,440 pa \* Properties of this size and nature don't appear very often \* Call today to arrange an inspection...

### **Details**

**Land:** 68.08 hectare

### **For more information please contact**

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