



**448 Happy Valley Rd, Mendooran**



## Happy Valley- Mendooran

**Location:** 12kms from Mendooran, 45kms from Gilgandra, 84kms from Dubbo.

**Area:** 1112 Acres

**Crop & Grazing development:** Natural Herbages

**Soils:** Medium Red Basalt to Red sandy loams

**Timber:** Some 50% cleared for farming, Balance pine. Box, Ironbark.

**Water:** 5 dams

**Arable Area:** 500 Acres (app) although further regrowth clearing would give another 150 Acres for development to grazing country.

**Fencing:** Poor on two boundaries, stockproof fencing balance with new internal fencing commenced.

**Improvements:** 1920's Australian Country classic homestead with bull nose verandas, 3 bedrooms, power connected to home. Major renovations required to make home livable. Old shedding in poor repair. A perfect opportunity to build your dream home on numerous sites of the property.

**Comments:** Alike a blank canvas this property has incredible potential to re-develop and return to a viable farming enterprise. Privately located and bordering the Ganoo State Forest. Buy yourself a handy rural holding and fantastic escape venue for the

**Price**

**Property Type**

**Property ID**

SOLD

residential

133

### Agent Details

Denise Male - 0408 871 644

### Office Details

Rural Property Centre

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