



## Lot 12/378 Paterson River Road Gresford NSW

Located just minutes from the East Gresford township.

Part of the renowned 'Brinkburn' holding, featuring 120 acres (1 title) of heavily improved grazing with more than 50 acres currently under irrigation serviced by a 50 meg irrigation license from the Paterson River fed by the Lostock Dam making this property virtually drought free.

Securely fenced into 7 paddocks and watered via 3 dams with the bonus of a registered easement to the Paterson River for irrigation purposes.

Strong carrying capacity with long fertiliser history. Workable farm operation suitable for stud cattle.

Excellent add on paddock, or weekend getaway block deserving of your attention.

**Land Size** : 120 Acres

**View** : <https://www.dillonandsons.com.au/sale/nsw/hunter-valley-lower/gresford/residential/rural/7804404>



**Tavis Chivers**  
02 4992 1704