



**463 Dalswinton Road Denman NSW**

4 🏠 2 🚗 2 🚗

- LUCERNE PRODUCTION
- EQUINE/THOROUGHBREDS
- BEEF CATTLE - IRRIGATION
- SUBDIVISION POTENTIAL

**Land Size** : 223 Acres  
**View** : <https://www.inglisproperty.com.au/sale/nsw/hunter-valley-upper/denman/residential/rural/5828751>

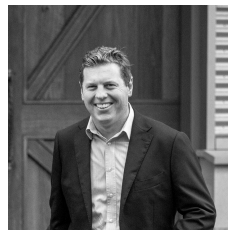
Wonderfully developed over the last 5-6 years

AREA: 223 fertile acres (90.35 hectares) - 3 TITLES

Shire: Muswellbrook Shire Council

**WATER LICENCES:** 260MgL General Security Hunter River irrigation licence. 1MgL S&D licence. Hunter River Irrigation water licences are readily bought and sold.

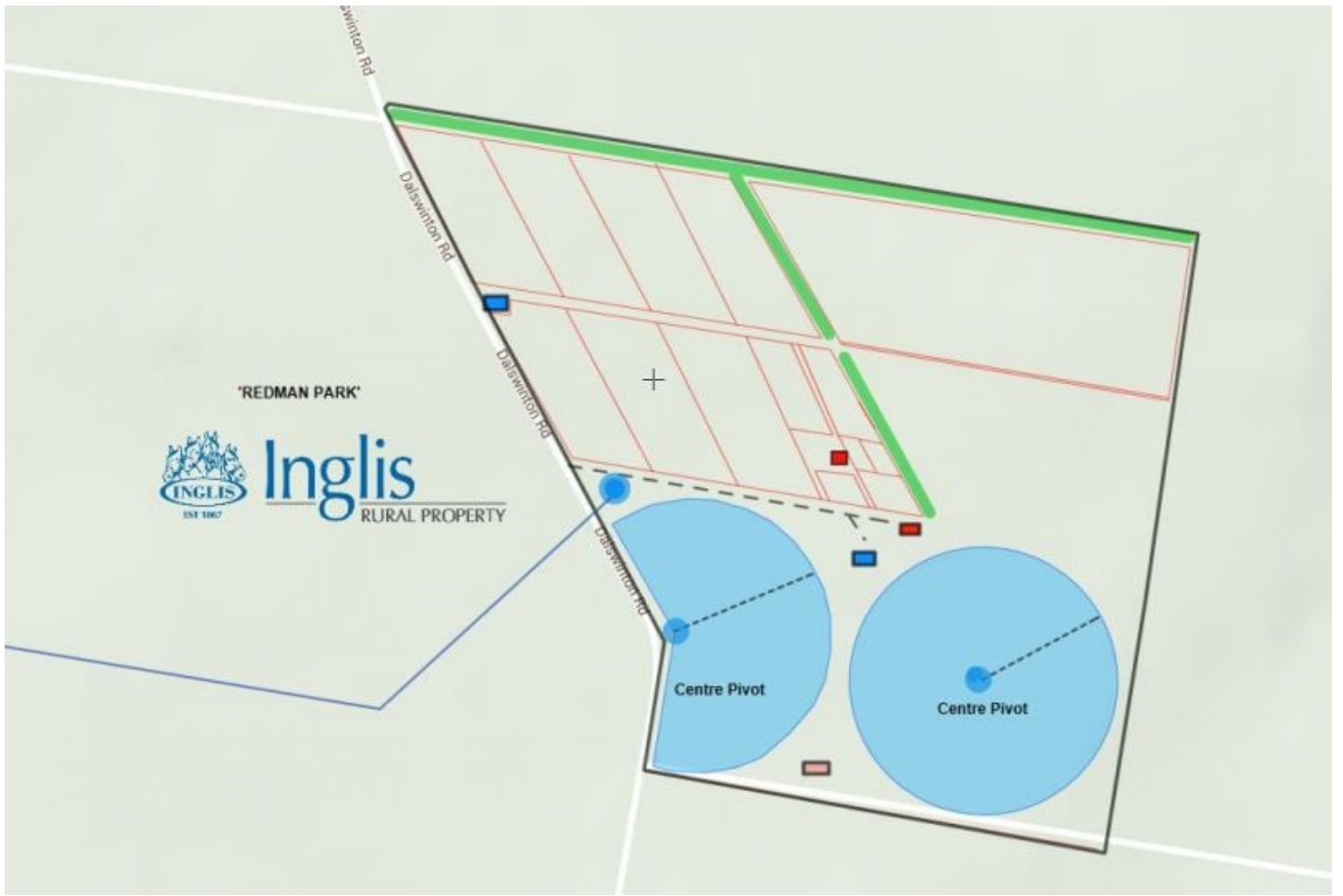
**IRRIGATION:** Two Centre Pivot irrigation units watering approx. 75 acres (30 hectares) of Lucerne. Further land



**Sam Triggs**  
(02) 9399 7999



**Jamie Inglis**  
(02) 9399 7999



DP 729968

14

to add a  
t

DALSWINTON

231

DP 1099737

22

DP 1041207

232

470

