



1 Westbrook Road SINGLETON, NSW

**"Top Paddock" (Lot 1) - Approx.
56.66 Ha (140 Acres)**

- Undulating to hilly country with excellent carrying capacity.
- Well watered by 3 dams, a permanent spring and frontage to Middle Creek.
- Fully cleared with exception shade timber and a small brush on the south western corner.

- Vendors have historically carried 30 Cows & Calves.
- Extensive fertiliser & seed history. (records available on request)
- Neighbouring grazing block also for sale. ("Bridges Paddock" - Lot 2)

Scott Bailey

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