



Large Grazing Opportunity



2306 Bigga Road, Bigga

\$1,100,000

Just 5 minutes from Bigga, NSW, this expansive 167.5-hectare (414-acre) property offers endless possibilities for seasoned farmers or those seeking a rural escape on a grand scale.

Spanning five separate titles and zoned RU2 Rural Landscape, this property blends productive land with untapped potential. With 200 acres of rich, arable land ready for cultivation and seven fully fenced paddocks, this estate is well-equipped for livestock. It can comfortably support 650 sheep, making it ideal for agricultural ventures or expanding an existing operation.

Water resources are abundant, with five sizable dams providing year-round water security for livestock and crops, ensuring a sustainable and productive lifestyle.

Building entitlement is already in place, allowing you to design your dream home or explore future development possibilities (STCA). Imagine waking up to panoramic rural views and the sounds of nature with all the space you need to create a unique retreat.

Whether you're looking to grow your agricultural portfolio, develop unique rural projects, or enjoy the serenity of country life, this property offers a rare blend of scale, natural beauty, and opportunity. Embrace the chance to own a significant piece of NSW's picturesque landscape and start building the future you've always envisioned.

Property ID:	L22027930
Property Type:	Other
Land Area:	167.5 hectares

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For your private inspection, please call Nic on 0431 474 995