



## **General Valuation at 1 July 2013**

### **Mid-Western Regional Local Government Area**



### **Rural Market Commentary and Sales Schedule**

## **Purpose of this Report**

The purpose of this report is to provide sales and valuation information to property owners of rural holdings greater than 100 hectares in area for the General Valuation of Mid-Western Regional Local Government Area at 1 July 2013.

This report lists sales of both vacant land and improved properties that were considered when determining land values in your area.

The adjusted land value for each sale as shown on the report is determined by making allowance for both the added value of any improvements and any movement in the property market from the time of sale. The adjusted land value reflects the property market as at 1 July in the valuing year.

It is normal valuation practice to consider sales across the whole property market to establish land values. Therefore there may be sales on this list that are not directly comparable to your property

This report is not a complete list of sales for your locality and you may provide other sales evidence to support an objection.

The report has been produced on behalf of the Valuer General of New South Wales.

The land values have been specifically made for rating and taxing purposes. Land values produced as part of this process should not be used for any other purpose without the specific agreement of the Valuer General.

Land values must have regard to specific requirements and assumptions in rating and taxing legislation. Consequently these valuations may vary from market levels.

The land values have been determined using a methodology prescribed by the Rating and Taxing Valuation Procedures Manual. The Manual allows mass valuation methodologies that involve assessing large numbers of properties as a group to be utilised where appropriate. Mass valuation methodologies are by their nature likely to be less accurate than individually assessed valuations, however are utilised worldwide for rating and taxing purposes to deliver valuations within an acceptable market range.

Town planning, land use and other market information contained in this report has been compiled based on enquiries undertaken during the valuation process. Third parties should make their own inquiries into these details and should not rely on the contents of this report.

The Valuer General disclaims any liability to any person who acts or omits to act on the basis of the information contained in this report.

More information on the valuation process is available by phoning the Land and Property Information on 1800 110 038 or on Valuer General's website at [www.valuergeneral.nsw.gov.au/your\\_land\\_value](http://www.valuergeneral.nsw.gov.au/your_land_value).

## **OVERVIEW OF MID-WESTERN REGIONAL LOCAL GOVERNMENT AREA (LGA)**

### **Shire Overview**

The Mid-Western Regional LGA is located in the Central West of NSW with the main town of Mudgee within the LGA located approximately 270km north west of Sydney. The LGA covers an area of 8,737km<sup>2</sup> and has a population (as at 2009) of 22,677. The LGA was formed in 2004 after parts of the Mudgee, Rylstone and Merriwa shires were combined. Smaller towns within the LGA include Gulgong, Kandos and Rylstone and there are also a number of smaller villages including Goolma, Ulan, Lue, Wollar, Ilford, Clandulla, Windeyer and Hargraves.

The Mid-Western Regional LGA relies on a number of industries to support its economy with the main industries being agriculture, tourism and mining. Agricultural pursuits in the region vary widely with a range of different soil types and topography throughout the LGA. Agriculture types include fine wool production, sheep, cattle, cereal cropping, hay production, viticulture and olive production. The tourism industry revolves around hospitality with food and wine being the main attractions of the district as well as a number of historical attractions. Mining has provided a large amount of the stimulus to the Mid-Western Regional LGA economy over the recent years with 4 main operating mines being Tallawang, Ulan, Wilpinjong and Moolarben. There has been substantial expansion in these mining operations. In addition to this there are a number of proposed mines and mining expansions which may take place in the coming years including Mount Penny and the Bylong Project.

The rural market within the LGA comprises a large number of market segments due to the wide variations in country types, property sizes and proximity to Sydney. As such there are a number of factors that affect the rural market. Generally the market value of all rural properties within the LGA is affected by a combination of agricultural capacity, size and proximity to Sydney and towns within the LGA. Currently the demand from Sydney based purchasers is predominantly for properties with limited agricultural capacity, seeking low cost properties for rural lifestyle pursuits. Larger properties with better country types are generally being purchased by local purchasers for agricultural pursuits however we note that over the last few years there has been both limited supply and limited demand for these properties particularly those which have lower levels of agricultural capacity.

### **Main Rural Locations**

#### **East of Gulgong**

The area to the north east and east of Gulgong is characterised by grazing properties and rural lifestyle properties around the localities of Turrill, Wollar and Botobolar. The area comprises a large mix of soil types with substantial belts of green timbered country particularly in the north and is generally gently to moderately undulating with steeper areas in parts. Soils types generally comprise sandy loams running to gravel ridges. The main land uses within the area are sheep and cattle grazing, rural lifestyle and mining.

Within this locality over the last 4 years there have been a number of sales of rural properties over 100ha that are considered suitable to provide an indication of market levels. These sales ranged in area from 107 hectares to 1,441.3 hectares and indicated land values of up to \$3,000/ha for good quality basalt cultivation in the Botobolar locality. The available sales evidence support rates per hectare of \$2000-\$3000 for arable land, \$1,000-\$2000 for open grazing land, \$750-\$1,250 for timbered grazing land and \$300-\$500 for heavy green timbered. Value levels for smaller lifestyle holdings varied substantially, determined more by the total lump sum value rather than by the

individual topography, but indicated values of up to \$2,500 per hectare for timbered grazing country in the Yarrawonga area.

It should be noted that although there were a significant number of properties purchased for mining purposes, particularly in the Wollar locality, these were deemed unsuitable to provide an indication of normal market value levels and were ignored in the valuation process.

The available market evidence indicated value levels were generally stable.

### **North of Gulgong**

The area to the north of Gulgong is characterised by mixed farming and grazing properties around the localities of Birriwa, Stubbo and Cope. The area comprises a mix of soil types with smaller areas of green timber and lightly timbered country in parts and is generally gently undulating running to the flats in the north. The country types generally comprise lighter sandier soils running through to sandy red loams and heavy alluvial flats in the north. The main land uses with the area are cattle and sheep grazing, rural lifestyle and cereal cropping.

Within this locality over the last 4 years there have been a number of sales of rural and lifestyle properties over 100ha that are considered suitable to provide an indication of market levels. The sales ranged in area from 100.1 hectares to 827 hectares and indicated land values of up to \$3,000/ha for Talbragar River flats. The available evidence supports rates per hectare of \$2,000-\$3,000 for arable land, \$1,000-\$2,000 for open grazing land, \$600-\$1,200 for timbered grazing land and \$200-\$600 for heavy green timbered country.

Value levels for smaller lifestyle holdings varied substantially, determined more by the total lump sum value rather than by the individual topography but indicated values of up to \$1,900 per hectare for open grazing country in the Bungaba area.

The available market evidence indicated value levels were generally stable.

### **West of Gulgong**

The area to the west and north-west of Gulgong is characterised by mixed farming and grazing properties around the localities of Birriwa, Leadville, Tallawang and Goolma. The area includes a mix of country types with some significant belts of heavily timbered land and is generally gently undulating; however there are areas of moderately sloping country. The country types range immensely with areas of sandy loams, medium red loams and heavier red loams running to both gravel and sandy ridges in places. The main land uses with the area are cattle and sheep grazing and cereal cropping.

Within this locality over the last 4 years there have been a number of sales of large rural lifestyle holdings which are considered suitable to provide an indication of market levels. The sales ranged in area from 100.1 hectares to 827 hectares and indicated land values of up to \$3,000/ha for River flats at Goolma. The available evidence supports rates per hectare of \$2,500-\$3,000 for arable land, \$1,500-\$2,500 for open grazing land, \$800-\$1,500 for timbered grazing land and \$300-\$800 for heavy green timbered country.

Value levels for smaller lifestyle holdings varied substantially, determined more by the total lump sum value rather than by the individual topography but indicated values of up to \$2,000 per hectare for timbered country south of Goolma.

The available market evidence indicated value levels were generally stable.

## **Gulgong/Mudgee**

The Mudgee Gulgong area is characterised by grazing and intensive agriculture properties around the Gulgong, Mudgee and Burrundulla localities. The area includes a mix of country types with some smaller areas of lightly timbered grazing and timbered grazing land and is generally gently undulating; however some areas are moderately sloping. Country types generally range from granite based soils, some red loams and heavy alluvial country. The land uses within the area are greatly varied including sheep and cattle farming, viticulture, olive production, lucerne production and rural lifestyle.

Within this locality over the last 4 years there have been a number of sales of large rural lifestyle properties which are considered suitable to provide an indication of market levels. The sales ranged in area from 100.1 hectares to 1,442 hectares and indicated land values of up to \$5,000/ha for Cudgegong River flats at Galambine. The available evidence supports rates per hectare of \$2,000-\$5,000 for arable land, \$1,500-\$3,000 for open grazing land, \$1,000-\$2,000 for timbered grazing land and \$300-\$1,000 for heavy green timbered country.

Value levels for smaller lifestyle holdings varied substantially, determined more by the total lump sum value rather than by the individual topography but indicated values of up to \$1,600 per hectare for timbered country at Cooyal.

The available market evidence indicated value levels were generally stable.

## **West of Mudgee**

The area to the west of Mudgee is characterised by grazing properties around the localities of Piambong, Yarrabin and Grattai. There is a mix of country types including a mix of open grazing, timbered grazing and heavily timbered country and the land is generally moderately sloping becoming steeper further west of Mudgee. The country types comprise some granite based soils and basalt hill caps however the vast majority of the country comprises light slate country. The land uses within the area comprise sheep and cattle grazing and rural lifestyle purposes.

Within this locality over the last 4 years there have been a number of sales of rural lifestyle holdings and larger properties that are considered suitable to provide an indication of market levels. The sales ranged in area from 100 hectares to 1,360 hectares and indicated land values of up to \$4,000/ha for Cudgegong River flats at Piambong. The available evidence supports rates per hectare of \$2,000-\$4,000 for arable land, \$1,000-\$2,000 for open grazing land, \$500-\$1,000 for timbered grazing land and \$200-\$500 for heavy green timbered country.

Value levels for smaller lifestyle holdings varied substantially, determined more by the total lump sum value rather than by the individual topography but indicated values of up to \$3,000 per hectare for open grazing country at Piambong.

The available market evidence indicated value levels were generally stable.

## **South of Mudgee**

The area to the south of Mudgee is characterised by grazing and rural lifestyle properties around the localities of Windeyer, Hargraves and Pyramul. The land includes a mix of open grazing, timbered grazing and heavily timbered country. The area mainly consists of moderately to steeply sloping land with some very steep areas in the south west and some gently sloping areas around Pyramul and to the south. The country types comprise mostly light slate on edge country with some small

areas of basalt on hill tops. The land uses within the area comprise mostly sheep and goat grazing as well as rural lifestyle purposes.

Within this locality over the last 4 years there have been a number of sales of rural and lifestyle properties larger than 100ha which are considered suitable to provide an indication of market levels. The sales ranged in area from 100 hectares to 1,402 hectares and indicated land values of up to \$1,400/ha for open grazing country at Windeyer. The available evidence supports rates per hectare of \$750-\$1,000 for open grazing land, \$400-\$700 for timbered grazing land and \$200-\$400 for heavy green timbered country.

Value levels for smaller lifestyle holdings varied substantially determined more by the total lump sum value rather than by the individual topography, but indicated values of up to \$2,000 per hectare for open grazing country at Hargraves.

The available market evidence indicated value levels were generally stable.

### **Iford Area**

The Iford area to the south east of Mudgee is characterised by grazing and rural lifestyle properties around the localities of Crudine, Iford, Running Stream and Sofala. The area includes a mix of open grazing, lightly timbered and heavily timbered grazing land, comprising a mix of very steep to gently undulating country. The country types comprise a mix of basalt hill caps, lighter granite grazing, steeper slate on edge country. The land uses comprises a mix of sheep and cattle grazing and lifestyle purposes.

Within this locality over the last 4 years there have limited rural sales considered suitable to provide an indication of market levels. The sales ranged in area from 243 hectares to 1,574 hectares and indicated land values of up to \$1,100/ha for open grazing country at Sofala. The available evidence supports rates per hectare of \$500-\$1,000 for open grazing land, \$400-\$700 for timbered grazing land and \$200-\$400 for heavy green timbered country.

Value levels for smaller lifestyle holdings varied substantially determined more by the total lump sum value rather than by the individual topography, but indicated values of up to \$2,500 per hectare for open grazing country at Iford.

The available market evidence indicated value levels were generally stable.

### **Rylstone Area**

The Rylstone area is characterised by grazing properties around the localities of Lue, Camboon, Rylstone and Kandos. The area comprises a mix of generally level arable country, gently to moderately undulating open grazing, lightly timbered and heavily timbered grazing land. The country types predominantly comprise a mix of basalt hill caps, lighter granite grazing, steeper slate country, with some areas of arable granite soils. The land uses comprises a mix of cropping, sheep and cattle grazing and lifestyle purposes.

Within this locality over the last 4 years there have been limited sales of lifestyle and broad acre properties larger than 100ha that are considered suitable to provide an indication of market levels. The sales ranged in area from 120 hectares to 1,132 hectares and indicated land values of up to \$2,600/ha for arable country east of Lue. The available evidence supports rates per hectare of \$2,400-\$2,600 for arable land, \$1,500-\$2,000 for open grazing land, \$750-\$1,250 for timbered grazing land and \$300-\$600 for heavy green timbered country.

Value levels for smaller lifestyle holdings varied substantially determined more by the total lump sum value rather than by the individual topography, but indicated values of up to \$2,000 per hectare for open grazing country north of Rylstone.

The available market evidence indicated value levels were generally stable.

### **Bylong Area**

The Bylong area is characterised by mixed farming and grazing properties around the localities of Bylong, Budden and Growee. The area includes a mix of alluvial valley flats, grazing country, lightly timbered and heavily timbered land. The country types comprise of heavy alluvial flats, basalt and light sandy grazing country as well as sandy timbered and heavily timbered areas. The land uses comprise a mix of cattle grazing and lucerne production.

Within this locality over the last 4 years, there have been very limited sales of properties larger than 100ha that are deemed suitable to provide an indication of market levels. Therefore, sales of comparable properties in nearby and adjoining local government areas have been considered to support land values for large grazing properties in the Bylong Valley. The sales comprise a mix of lifestyle and small broad acre holdings and range in area from 160 hectares to 185 hectares. These sales indicate rates per hectare of \$3,600 for arable Bylong Valley floor country, \$1,250 for timbered grazing land and \$900 for heavy green timbered country which also reflect hobby farm values in the Reedy Creek area north of Rylstone.

It should be noted that although there were a significant number of properties purchased for mining purposes, particularly in the Wollar locality, these were deemed unsuitable to provide an indication of normal market value levels, and were ignored in the valuation process.

The available market evidence indicated value levels were generally stable.

### **Specialised Uses**

There are a range specialised uses within the Mid-Western Regional LGA. The most notable specialised uses are viticulture and mining. There are a number of smaller specialised uses including olives and cherries however there is limited numbers of producers in these industries.

In recent times there has been a substantial decline in the wine industry with a general oversupply of grapes leading to low grape prices and poor returns on vineyard properties. In combination with wine making facilities and cellar door operations there are still opportunities within the industry however the pure production of grapes is currently financially unviable. This has led to a large number of vineyards being removed prior and post sale. Selling agents are generally reporting that over the last three years land values for large scale vineyard properties do not realise a noticeable premium above land values for mixed farming/ grazing properties.

Land values for smaller vineyard holdings especially around Mudgee township have been determined from recent vineyard and vacant land hobby farm sales which occurred over the last two years.

### MID-WESTERN RURAL SALES SCHEDULE - FOR VALUING YEAR 1 JULY 2013

The 'Adjusted & Analysed Land Values' shown for each sale is determined by making allowances for both the added value of any improvements and any movement in the property market from the time of the sale.

Land values exclude the added value of structural improvements, fencing, constructed water supply and improved pastures.

This schedule excludes transacted sales which were considered unreliable due to circumstances (e.g. related parties sales, forced sales etc.)

Address	Area (Ha)	Contract Date	Purchase Price	Purchase Price \$/Ha	Analysed and Adjusted Land Value @ 01-07-13	Analysed and Adjusted Land Value @ 01-07-13 \$/Ha	Comments Key to abbreviations ALV – Analysed Land Value, OG - Open grazing, LTG - Lightly timbered grazing, TG - Timbered grazing, GT - Green timber, 1st CC- First class cleared cultivation, 2nd CC - 2nd class cleared cultivation	Improvements	Property Type
1134 LOWER PIAMBONG RD PIAMBONG	100.1	13/04/12	\$350,000	\$3,497	\$307,300.00	\$3,070	Vacant hobby farm in Piambong 17 km north-west of Mudgee. Undulating LTG & OG. Sale shows ALV: OG @ \$3,864/ha and LTG @ \$1,700/ha.	Vacant hobby farm property.	Moderately undulating hobby farm property comprising a mix of open and lightly timbered country.
470A KALUDABAH RD PIAMBONG	100.1	19/09/12	\$279,000	\$2,787	\$265,875.00	\$2,656	Irregular shaped, moderately undulating, mostly timbered rural lifestyle property located approximately 17 km north west of Mudgee. Sale shows ALV: OG @ \$4,000/ha and GT @ \$2,440/ha.	Vacant rural lifestyle property.	Moderately undulating rural lifestyle property comprising mostly timbered hill country with some cleared areas.
431 KALUDABAH RD PIAMBONG	100.8	02/10/12	\$250,000	\$2,480	\$231,400.00	\$2,296	The subject property is a vacant rural hobby farm allotment located south of Kaludabah Road. The property is located approximately 18km north west of Mudgee. The property has a good outlook and right of way access although has no power. ALV shows: OG @ \$3,000/ha and TG @ \$2,019.	Vacant hobby farm property.	Moderately undulating hobby farm property comprising moderately timbered and open grazing country.
MEROO SPRINGS 392 GRATTAI CREEK RD GRATTAI	101.8	30/08/12	\$530,000	\$5,206	\$198,370.00	\$1,949	Irregular shaped, improved hobby farm located in the Grattai locality approximately 25 km south west of Mudgee. Sale shows ALV: OG @ \$1,945/ha.	Improved hobby farm with a Dwelling, Garage, Carport, Hayshed, Cattle Yards.	Gently to moderately undulating hobby farm property comprising mostly light open grazing country fronting the Grattai Creek.



337 KALUDABAH RD PIAMBONG	103	24/08/12	\$299,000	\$2,903	\$275,390.00	\$2,674	Rural lifestyle property located approximately 18km north west of Mudgee. The property was purchased by a local real estate agent. Sale shows ALV: OG @ \$3,500, LTG @ \$2,365.	Vacant rural lifestyle property with good rural boundary fencing and Dams x 2.	Moderately sloping rural lifestyle property comprising a mix of light open grazing and timbered grazing.
GRACELANDS BLUE SPRINGS RD COPE	104.4	07/08/09	\$265,000	\$2,538	\$213,075.00	\$2,041	Rural grazing/lifestyle property located 14km north east of Gulgong. Very small road frontage and comprises mainly fairly light soils. Sale shows ALV: 2nd CC @ \$2,095/ha and LTG @ \$900/ha.	Vacant grazing property with Cattle Yards.	Level to gently undulating rural lifestyle/grazing property. Almost entirely arable.
GRACELANDS BLUE SPRINGS RD COPE	104.4	19/10/2011	\$252,500	\$2,419	\$200,467.00	\$1,920	The subject property is a narrow battle-axe shaped vacant rural allotment on the western side of Blue Springs Road. The property is located in Cope, approximately 18.7 km north-east of Gulgong. The property appears to be mostly cleared to grazing. Sale indicates ALV: 99ha 2nd CC @ \$1,976/ha and 4ha LTG @ \$1,200.	Vacant rural property with Cattle Yards.	Level to gently undulating rural lifestyle/grazing property. Almost entirely arable.
3325 HILL END RD HARGRAVES	104.8	04/10/11	\$180,000	\$1,718	\$167,257.00	\$1,596	Rough and light rural grazing property located approximately 37km south west of Mudgee and just east of Hargraves. Sale shows: OG @ \$2,100/ha, LTG @ \$1,500/ha and GT @ \$846/ha.	Vacant grazing property.	Moderately undulating rural lifestyle property with predominantly light soil types.
833 TRIAMBLE RD HARGRAVES	106.8	18/06/13	\$185,000	\$1,732	\$160,100.00	\$1,499	Irregular shaped moderately undulating vacant rural lifestyle property located approximately 40Kms south of Mudgee on the eastern side of Triamble Road in the Hargraves locality. Sale shows ALV: OG @ \$1,800/ha and LTG @ \$1,175/ha.	Vacant rural lifestyle property.	Moderately undulating rural lifestyle property comprising light open and lightly timbered grazing country.
1010 YARRABIN RD YARRABIN	107.2	04/11/11	\$228,000	\$2,127	\$187,624.00	\$1,750	Vacant mostly cleared rural lifestyle allotment located approx 23 km west of Mudgee. Purchased by local. Sale shows OG @ \$2,000/ha and TG @ \$1,200/ha.	Vacant rural lifestyle property.	Moderately undulating rural lifestyle property with frontage to Leaning Oak Creek.
BOTOBOLAR RD BOTOBOLAR	107.35	23/07/09	\$170,000	\$1,584	\$158,025.00	\$1,472	Vacant rural lifestyle allotment located 30km north east of Mudgee. Not an overly attractive property. Approximately 65% timbered. Sale shows ALV: OG @ \$2,500/ha, LTG @ \$1,500/ha and GT @ \$1,219/ha.	Vacant rural lifestyle property.	Moderately sloping rural lifestyle property with comprising mostly light soil types.

UAMBY RD GOOLMA	108.1	05/08/09	\$200,000	\$1,850	\$185,425.00	\$1,715	Lightly timbered grazing holding located 8km south of Goolma. Sale shows ALV: OG @ \$2,500/ha, LTG @ \$1,585/ha and GT @ \$600/ha.	Vacant rural residential property.	Level to moderately undulating rural lifestyle allotment comprising mostly timbered grazing country.
474 KALUDABAH RD PIAMBONG	108.7	24/08/12	\$650,000	\$5,980	\$355,463.00	\$3,270	The subject property is a gently sloping, partially improved mixed farming allotment that has been subdivided from the Kaludabah holding which had once been predominate agricultural force. The allotment is located on the northern side of the Kaludabah Road approximately 16kms north west of the Mudgee CBD. The sale shows an analysed land value of \$3,261/Ha 1st CC.	Improved rural residential property with Cottages x 3, Sheds x 2, Grain Shed, Machinery Sheds x 2, Hayshed.	Gently undulating rural residential property with mostly good heavy alluvial country types.
747 TRIAMBLE RD HARGRAVES	108.8	09/06/13	\$237,000	\$2,178	\$206,895.00	\$1,902	Irregular shaped moderately undulating vacant rural lifestyle property located approximately 40Kms south of Mudgee on the eastern side of Triamble Road in the Hargraves locality. The sale shows an analysed land value of \$1,898/Ha OG.	Vacant rural lifestyle property.	Gently undulating rural lifestyle property comprising light soil types.
GLEN HEATHER 778 MAITLAND BAR RD MAITLAND BAR	109.07	27/01/12	\$490,000	\$4,493	\$107,970.00	\$990	The subject property "Glen Heather" is an irregular shaped grazing property located at the western end of the Maitland Bar Road. The property is located approximately 30kms south of Mudgee. The northern boundary of the property runs along Meroo Creek. The sale shows an analysed land value of \$1,200/Ha OG and \$960/Ha of LTG.	Improved grazing property with a Dwelling, Carport, Machinery Sheds x 2, Stables, Woolshed, Cattle Yards, Fowl Yards.	Moderately to steeply sloping grazing property comprising mostly light timbered and open grazing country.
BOTOBOLAR RD BOTOBOLAR	110.8	23/01/13	\$235,000	\$2,121	\$192,700.00	\$1,739	Irregular shaped, moderately sloping vacant rural property located approximately 33 km east of Mudgee. Allotment is located on the southern side of Botobolar Road. The sale shows an analysed land value of \$1,848/Ha OG and \$300/Ha GT.	Vacant rural lifestyle property.	Moderately undulating rural lifestyle property comprising mostly light open grazing country.
1173 SPRING RIDGE RD BERYL	110.9	19/07/11	\$310,000	\$2,795	\$154,800.00	\$1,396	Larger rural lifestyle property located 15km North West of Gulgong. Sale shows ALV: 15ha 2nd CC @ \$2,600/ha, OG @ \$2,100/ha and GT @ \$472/ha.	Vacant rural lifestyle property with mud brick Weekender with power and telephone.	Gently undulating rural lifestyle property comprising a mix of heavily timbered and light open grazing country.

FRONT BOYDS 2098 HILL END RD GRATTAI	113.3	23/07/12	\$540,000	\$4,766	\$284,775.00	\$2,513	The subject property is a slightly irregular shaped, attractive rural residential allotment located on the western side of Hill End Road. The property is located in Grattai, approximately 25km south west of Mudgee. The property is generally cleared and has a good local outlook. The sale shows an analysed land value of \$2,520/Ha of OG.	Improved rural residential property with a Dwelling, Carport, Machinery Shed, Hayshed, Cattle Yards.	Gently to moderately sloping rural residential property comprising all light to medium open grazing country.
HILLGROVE 828 YARRABIN RD YARRABIN	113.32	25/06/12	\$240,000	\$2,118	\$194,683.00	\$1,718	Irregular shaped, moderately undulating vacant grazing property located approximately 23 km west of Mudgee. Sold privately to the adjoining owner. Sale indicates ALV: OG @ \$1,825/ha and LTG @ \$1,000.	Vacant grazing property with a Hayshed, Sheep Yards, old Piggery.	Moderately undulating grazing/rural lifestyle property comprising mostly light open grazing country.
2880 HILL END RD AVISFORD	113.81	30/05/13	\$160,000	\$1,406	\$145,800.00	\$1,281	Rural lifestyle property located approximately 33km south of Mudgee. The property comprises light soil types and is moderately to steeply undulating. The purchaser has bulldozed a track to the higher areas on the property from which there are very good panoramic views.	Vacant rural lifestyle property with good rural boundary fencing.	Moderately to steeply undulating rural lifestyle property with Meroo Creek frontage.
CAMPBELLS CREEK RD CARCARGONG	121.4	21/12/09	\$115,000	\$947	\$115,000.00	\$947	Rural lifestyle property located 39km to the south east of Mudgee. The block is isolated and has very poor access. It is moderately to steeply undulating, mainly timbered and has creek frontage. Sale to neighbour. Sale shows ALV: LTG @ \$1,300/ha and GT @ \$800/ha.	Vacant rural lifestyle property.	Moderately to steeply undulating rural lifestyle/grazing property comprising predominantly steep grazing country.
LOT 1 HILL END RD HARGRAVES	121.5	08/09/11	\$165,000	\$1,358	\$157,696.00	\$1,298	The subject property is an irregular shaped, larger rural lifestyle allotment located on the south-eastern corner of Hill End Road and Waurdong Creek Road. The property is located approximately 50km south west of Mudgee. The property is approximately 75% timbered. Sale shows: OG @ \$1800/ha and GT @ \$1249/ha.	Vacant rural lifestyle property.	Gently undulating rural lifestyle property comprising light soil types.

CANDLEFORD 1848 BOCOBLE RD CARCARGONG	123.4	14/10/11	\$200,000	\$1,621	\$107,800.00	\$874	The subject property is an irregular shaped large bush block suitable for rural lifestyle purposes located west off Bocoble Road. The property is located approximately 37 km south-east of Mudgee. The property has poor access via a rural road. Shows GTG @ \$876/Ha.	Improved rural lifestyle property with a Dwelling, Garage, Equipped Bore.	Moderately to steeply undulating rural lifestyle property with creek frontage to Hundys Creek and predominantly Gum timber types.
LIBERTY PLAINS 773 YARRAWONGA RD YARRAWONGA	124.6	13/11/12	\$399,000	\$3,202	\$175,203.00	\$1,406	Irregular shaped, gently undulating rural property, located approximately 26.6 km North of the Mudgee CBD. Sale indicates ALV: OG @ \$2,500/ha, GT @ \$874/ha.	Improved rural lifestyle property with a Homestead, Machinery Shed, Shed.	Generally level rural lifestyle property running from sandy open grazing country to heavily timbered country in the west.
MACHAVEN 898 BLUE SPRINGS RD COPE	125.5	15/11/11	\$430,000	\$3,426	\$170,780.00	\$1,361	The subject is a large hobby farm located approximately 19kms north east of Gulgong. Sale shows ALV: OG @ \$1,708/ha and GT @ \$1,123/ha.	Improved hobby farm property with a Dwelling, Machinery Shed, Woolshed, Cattle Yards x 2, Silo.	Moderately undulating hobby farm property with a mix of light open grazing country and green timbered country.
518 KALUDABAH RD PIAMBONG	125.7	27/09/11	\$595,000	\$4,733	\$369,502.00	\$2,940	The property is a mixed rural farm located approximately 20kms north west of Mudgee in the Piambong area. Sale shows: 1st class CC @ \$4,000/ha, 2nd class CC @ \$2,876/ha, lightly timbered grazing @ \$1,500/ha.	Improved mixed farming property with a Dwelling, Carport, Cattle Yards.	Gently undulating mixed farming property comprising a small portion of Cudgegong river flats with most of the balance being good open grazing.
200 GORRIES LANE GOOLMA	126.3	14/06/11	\$182,000	\$1,441	\$166,850.00	\$1,321	Small partially cleared rural grazing property located 2.6km South of Goolma. Purchased by neighbour. Sale shows ALV: OG @ \$2,300/ha, TG @ \$1500/ha and GT @ \$844/ha.	Vacant grazing property.	Gently undulating rural lifestyle/grazing property comprising generally light sandy loams.

MACHAVEN WALKERVILLE BLUE SPRINGS RD COPE	129.5	10/05/11	\$240,000	\$1,853	\$171,665.00	\$1,326	The property is a vacant rural allotment located approximately 30kms north west of the township of Gulgong. The subject property is a vacant rural allotment located east off Blue Springs Road. The property is located approximately 30kms north west of the township of Gulgong. The subject is gently undulating and surrounded by similar sized grazing properties. The property has no legal access. Sale shows ALV: OG @ \$1,380/ha and LTG @ \$785/ha.	Vacant rural property with a Shed, Cattle Yards, fair rural boundary fencing and Dams x 2.	Gently undulating rural lifestyle property comprising mostly sandy loam grazing country.
YARRALUEN YARRABIN RD MUDGEES	129.5	08/04/11	\$311,000	\$2,402	\$210,250.00	\$1,624	Small hilly grazing block / hobby farm situated 20 kms west of Mudgee. Sale shows ALV: OG @ \$1,636/ha.	Improved grazing property with a Cottage, Garage, Sheds x 2, Machinery Shed, Cattle Yards.	Moderately to steeply undulating grazing/rural lifestyle property comprising generally slate on edge open grazing country.
385 BISHOPS VIEW RD HARGRAVES	129.5	25/01/12	\$215,000	\$1,660	\$202,898.00	\$1,567	The subject property is a regular shaped, larger rural lifestyle allotment intersected by Bishops View Road through the eastern side of the property. The property is located approximately 35.5 km south west of Mudgee in the Hargraves locality. The sale shows: OG @ \$1,561/ha.	Vacant rural lifestyle property with Cattle Yards.	Moderately undulating rural lifestyle property comprising mostly light open grazing country.
LOT 219 CLARKES CREEK RD, WINDEYER	129.5	04/09/12	\$190,000	\$1,467	\$129,094.00	\$997	The subject property is an irregular shaped, moderately undulating rural lifestyle property located on the western side of Clarkes Creek Road. The property is located approximately 30 km south of Mudgee. The property has poor unsealed access. Sale indicates an ALV: LTG \$1,500/ha, GT @ \$580/ha.	Vacant rural lifestyle property with a Weekender, Shed.	Moderately undulating rural lifestyle property with very limited agricultural potential/capacity.
RIVERVIEW MAITLAND BAR RD AVISFORD	130	06/08/11	\$550,000	\$4,231	\$240,650.00	\$1,851	Larger rural hobby farm located on Meroo Creek at Avisford, 30 kms SW of Mudgee. Sale indicates open grazing @ \$1,866/ha.	Improved hobby farm property with a Cottage, Garage, Machinery Sheds x 2, Piggery, Woolshed, Silo, Rain Water Tanks x 2, Sheep Yards.	Moderately to steeply undulating hobby farm property with parts gently sloping towards the 3.5 km of Creek frontage.

237 WORLDS END RD YARRABIN	131.1	30/11/12	\$360,000	\$2,746	\$217,200.00	\$1,657	The subject property is an irregular shaped rough, isolated rural lifestyle allotment intersected by Worlds End Road. The property is located approximately 38km west of Mudgee. The north-eastern boundary of the property runs along Meroo Creek, the property has fair access although it is relatively rough. Sale shows ALV: \$1,658/ha.	Improved rural lifestyle property with a Dwelling, Cottage, Carport x 2, Garage, Fowl Yards, fair rural boundary fencing, .	Moderately to steeply sloping rural lifestyle property comprising timbered grazing country of poor agricultural capacity.
675 BIRKALLA RD BUNGABA	132.06	10/07/11	\$280,000	\$2,120	\$228,540.00	\$1,731	The property is a regular shaped, vacant rural allotment intersected through the eastern side of the property by Blue Springs Road. The property is located approximately 30 kms north of the township of Gulgong. Sale shows Open Grazing @ \$1,900/ha and 24ha Green Timber @ \$973/ha.	Vacant rural property with average rural boundary fencing and Dams x 3.	Gently undulating rural property comprising predominantly arable sandy loams.
735 KALUDABAH RD PIAMBONG	132.1	20/07/11	\$360,000	\$2,725	\$320,840.00	\$2,429	The property is a vacant rural allotment located approximately 20kms north west of Mudgee in the Piambong area. Sale shows ALV: 2nd CC @ \$2,783/ha, OG @ \$1,783/ha and TG @ \$1,480/ha.	Vacant rural property.	Gently undulating rural grazing/lifestyle property with predominantly average granite based open grazing country.
3327, HILL END RD, HARGRAVES	132.8	07/06/12	\$210,000	\$1,581	\$158,100.00	\$1,191	The subject property is an irregular shaped, partly cleared larger rural lifestyle allotment located south of Hill End Road. The property is located approximately 37 km south west of Mudgee. The property obtains reasonable rural views and has good access. Despite being approximately 30% cleared the country has limited carrying capacity due to light country types. Sale shows: 43ha OG @ \$1,700/ha and 90ha GT @ \$950/ha.	Vacant rural lifestyle property with a Machinery Shed,	Gently to moderately sloping rural lifestyle property comprising some light open grazing country.
BELLVIEW 2480 ULAN RD COOKS GAP	133.1	14/06/11	\$329,000	\$2,472	\$289,950.00	\$2,178	The subject property is an irregular shaped small rural grazing/lifestyle allotment located on the eastern side of Ulan Road. The property is located approximately 25km north of Mudgee in the Cooks Gap locality. The sale shows: OG @ \$2,353/ha, LTG @ \$1950/ha and GT @ 1,626/ha.	Improved rural lifestyle property with a Dwelling, Garage, Chemical Shed, Machinery Shed, Woolshed.	Gently undulating rural lifestyle property comprising mostly light open grazing country.

4199 HILL END RD HARGRAVES	134.5	19/02/13	\$223,000	\$1,658	\$172,000.00	\$1,279	The subject property is an irregular shaped, vacant rural lifestyle allotment located on the eastern side of Hill End Road and the northern side of Apple Gum Road. The property is located approximately 46km south of Mudgee. The property comprises light soils and is approximately 50% timbered. Sale indicates ALV: OG @ \$1,900/ha, LTG @ \$1,413/ha and GT @ \$1,000/ha.	Vacant rural lifestyle property with a Weekender, Shed.	Gently to moderately undulating rural lifestyle property with mostly light country types.
CUMBANDRY HENRY LAWSON DR GULGONG	139.16	21/07/11	\$495,000	\$3,557	\$420,300.00	\$3,020	Grazing block 4 kms east of Gulgong shows ALV @ \$3,116/ha for open grazing and \$1,500/ha for timbered grazing.	Vacant hobby farm with a Machinery Shed, Cattle Yards, Rain Water Tanks x 2, Troughs x 2.	Gently to undulating hobby farm comprises mostly medium red loam country.
TRANQUILITY 171 UPPER BOTOBOLAR RD BOTOBOLAR	144.1	23/04/13	\$280,000	\$1,943	\$109,000.00	\$756	The subject property is an irregular shaped rural residential allotment located on the eastern side of the intersection of Upper Botobolar Road and Macarthur Park Road. The property is located approximately 35 kilometres east of the Mudgee CBD. The property is predominantly timbered and has good elevated rural views. Sale shows \$757/ha for green timbered grazing country.	Improved rural residential property with a Dwelling, Garage.	Undulating rural lifestyle property comprising mostly heavily timbered country.
KAINS FLAT RD COOYAL	144.28	07/08/13	\$320,000	\$2,218	\$270,360.00	\$1,874	Irregular shaped gently undulating rural lifestyle property located approximately 40kms north east of Mudgee in the Kains Flat locality. Sale shows ALV: OG @ \$3,000/ha and TG @ \$1,489/ha	Vacant rural lifestyle property.	Gently undulating rural lifestyle property with predominantly light open grazing country running to heavy timber.
545 YARRABIN RD YARRABIN	144.8	11/05/12	\$190,000	\$1,312	\$173,190.00	\$1,196	Vacant steep partially timbered allotment located approx 20km West of Mudgee. Sale shows: 132ha OG @ \$1,250/ha and 13ha TG @ \$650/ha.	Vacant rural lifestyle property.	Steeply undulating rural lifestyle property comprising mostly steep grazing hills of limited agricultural capacity.

1991 LOWER PIAMBONG RD PIAMBONG	146.9	10/09/09	\$520,000	\$3,540	\$234,420.00	\$1,596	Rural grazing property located 26 km north west of Mudgee. The property comprises entirely of cleared open grazing country with mainly light soil types. Sale shows ALV: OG @ \$1,595/ha.	Improved grazing property with a Dwelling, Cottage, Garage, Carport, Woolshed x 2, Machinery Shed, Cattle Yards, Sheep Yards x 2, Silo.	Moderately undulating rural lifestyle/grazing property. Generally comprises light slate on edge based soils.
OLD MILL RD GULGONG	149.1	11/03/11	\$450,000	\$3,018	\$376,960.00	\$2,528	Hobby farm on western edge of Gulgong Village. Sale shows ALV: 2nd CC @ \$2,530/ha.	Vacant hobby farm with Aircraft Hangers x 2 utilised as Woolshed/Machinery Shed/Workshop, Fuel Storage Shed, Silo, Sheep Yards.	Generally level hobby farm property with a low swampy area in south. The property has frontage to Wialdra Creek to the north.
BEAR FARM 2021 CAMPBELLS CREEK RD CARCAGONG	150.14	08/08/12	\$115,000	\$766	\$107,850.00	\$718	The subject property is an irregular shaped, moderately undulating isolated rural bush allotment with fair access through an adjoining property. The property is located approximately 21.6 km east of Windeyer and 37.2 km south of Mudgee. The property's southern boundary runs along Campbells Creek. Sale shows ALV: GT @ \$719/ha.	Vacant rural lifestyle property.	Moderately undulating rural lifestyle property with frontage to Campbells Creek.
1915 ULAN RD LINBURN	156.97	04/07/11	\$332,187	\$2,116	\$316,587.00	\$2,017	The property is a vacant rural allotment in the Mid-Western LGA located approximately 20 km south east of Gulgong. Combined sale: includes PID 3605155. Shows: \$2,017/ha for mixed grazing country.	Vacant rural property.	Gently undulating rural property comprising mostly average granite based open grazing country.
3849-3404 BYLONG VALLEY WAY REEDY CREEK	160	17/05/12	\$450,000	\$2,813	\$143,422.00	\$896	The subject property is an improved rural lifestyle property located on the eastern side of Bylong Valley Way. The property is located approximately 9.5 km north of Rylstone. The block comprises mostly heavily timbered country. Sale shows: green timber @ \$896/ha.	Improved rural lifestyle property with a Dwelling, Sheds x 2.	Moderately undulating rural lifestyle property comprising all heavily timbered country.



SNAKE HILL 994 AARONS PASS RD CARCAlgONG	161.5	01/06/10	\$90,000	\$557	\$83,650.00	\$518	Steep heavily timbered rural lifestyle property of which most of is zoned conservation located 46.8km to the south east of Mudgee. The property has no dwelling entitlement. Sale shows ALV: 162ha GT @ \$516/ha. The property has been re-analysed to the current base date. Due to the lack of definitive evidence, no adjustment to the base date has been made.	Vacant rural lifestyle property with poor rural boundary fencing.	Steeply undulating rural lifestyle property with predominantly Gum and Stringy Bark timber types.
1410 LOWER PIAMBONG RD PIAMBONG	164.3	24/03/09	\$325,000	\$1,978	\$303,000.00	\$1,844	Moderately undulating grazing property located 26km north west of Mudgee. Sydney purchasers. Sale shows LT/G - \$1,848/ha.	Vacant grazing property.	Gently to moderately undulating timbered grazing property mostly suitable to lifestyle uses.
135 LINBURN LANE LINBURN	164.7	09/10/10	\$635,000	\$3,855	\$312,467.00	\$1,897	Well improved rural lifestyle property located approximately 21.5 km to the north of Mudgee. Sale indicates ALV: open grazing @ \$3,924/ha, timbered grazing @ \$2,000/ha and green timber @ \$600/ha.	Improved rural lifestyle property with a Homestead, Carport, Workshop, Woolshed, Fowl Yards.	Gently undulating rural lifestyle property with a mix of light to medium open grazing country running to heavily timbered country.
593 SPRING CREEK RD CUMBANDRY	166.8	05/10/12	\$330,000	\$1,978	\$292,322.00	\$1,753	The subject property is an Irregular shaped, generally level vacant small grazing property with right of way access. The property is located approximately 8 km east of Gulgong. The southern boundary of the property runs along Cooyal Creek and the Sandy Hollow Gulgong Railway lines are on the north-western boundary. Sale shows: ALV: 2nd CC @ \$1,750/ha.	Vacant grazing property.	Generally level grazing property fronting the Cooyal Creek. Red loams soils.
635 CASTLEREAGH HWY BERYL	167.42	31/10/09	\$600,000	\$3,584	\$412,260.00	\$2,462	Mixed farm located 7.3km North West of Gulgong on the Wialdra Creek. Sold to adjoining owner @ auction. Sale shows ALV: 2nd CC @ \$2,530/ha and LTG @ \$1,500/ha.	Improved mixed farming property with a Homestead, Garage, Shed, Aviary.	Gently to moderately undulating mixed farming property with predominantly good red loams running to granite based soils.

1280 MALONEYS RD BARA	167.74	18/05/12	\$480,000	\$2,862	\$203,364.00	\$1,212	Irregular shaped, moderately undulating improved mixed farming property with frontage to Bara Creek and is intersected by Bara Road, the property is located approximately 35.3 km north east of Mudgee. The sale shows an analysed land value of \$1,440/Ha OG and \$500/Ha GT.	Improved mixed farming property with Cottages x 2, Woolshed, Stables, Machinery Sheds x 2, Cattle Yards, Sheep Yards, Silos x 2.	Moderately undulating mixed farming property comprising mostly open grazing country with small areas of heavy green timber.
STRINGY BARK 230 REEDY CREEK RD RYLSTONE	170.3	07/12/12	\$500,000	\$2,936	\$191,250.00	\$1,123	The subject property is an irregular shaped rural grazing property located on the southern side of Reedy Creek Road. The property is located approximately 15 kilometres north of Rylstone. The property is predominantly timbered. The sale shows OG @ \$2,000/ha and TG @ \$938/ha.	Improved rural grazing property with a Homestead, Cottage, Granny Flat, Carport, Machinery Shed, Woolshed, Sundry Shedding, Sheep Yards.	Moderately to steeply sloping rural grazing property comprising mostly timbered grazing country.
GORRIES LANE GOOLMA	173.3	20/09/10	\$270,000	\$1,558	\$254,250.00	\$1,467	Rural grazing/lifestyle property located 37.2km west of Gulgong and just south of Goolma. The property was purchased by a neighbour who had originally purchased his holding out of the subdivision as well. Sale shows ALV: OG @ \$2,600/ha, TG @ \$2,039/ha and GT @ \$600/ha.	Vacant grazing property.	Moderately undulating grazing property comprising a mix of light timbered and open grazing country.
PINE VIEW 728 GOLLAN RD GOOLMA	178.1	25/07/13	\$600,000	\$3,369	\$340,540.00	\$1,912	Irregular shaped gently undulating mixed hobby farm located approximately 38 kms west of Gulgong dissected by the Gollan Road. The sale shows an analysed land value of \$2,012/Ha 2nd CC and \$250/Ha GT.	Improved mixed farming property with a Dwelling, Garages x 2, Haysheds x 2, Stables, Machinery Sheds x 2, Sheep Yards, Silos x 3.	Gently to moderately undulating mixed farming property with red loams which are tending to sandy.
MURRAMI 741 YARRABIN RD YARRABIN	182.1	16/10/12	\$223,000	\$1,225	\$190,465.00	\$1,046	Irregular shaped, moderately undulating average quality vacant rural lifestyle/grazing property located in the Yarrabin locality 21 km west of Mudgee. Sale indicates ALV: OG @ \$1,406/ha and GT @ \$400/ha.	Vacant rural property.	Moderately undulating rural lifestyle property comprising mostly light slate on edge country types.

UPPER BYLONG RD UPPER BYLONG	182.11	22/10/09	\$870,000	\$4,777	\$602,375.00	\$3,308	Mixed farming property located approximately 80km north west of Mudgee and 56km north of Rylstone. Very good soil types in a well regarded farming area. Purchased by neighbour. Sale shows ALV: 1st CC @ \$3,600/ha and LTG @ \$1,256/ha.	Vacant mixed farming property.	Gently sloping mixed farming property predominantly comprising heavy Bylong Valley floor country.
Pt KELLOSHIEL 1358 TRIAMBLE RD TRIAMBLE	186.16	26/05/10	\$130,000	\$698	\$124,750.00	\$670	Predominantly timbered block in isolated location 55 kms south west of Mudgee in Triamble area. Sale shows ALV: OG @ \$880/ha and GT @ \$592/ha.	Vacant rural lifestyle property.	Moderately to steeply undulating rural lifestyle property including only a small area of cleared country.
OMAROO 467 DUNVILLE LOOP RD MOUNT MARSEN	196	24/10/12	\$1,087,500	\$5,548	\$481,070.00	\$2,454	Well improved rural holding situated 25kms by road south east of Kandos. Property comprises predominantly granite soils, cleared for grazing purposes.	Improved grazing property with a Homestead, Machinery Shed, Storage Sheds, Cattle Yards, improved pastures	Level to gently undulating arable grazing property.
THE OAKS 176 BEECHWORTH RD HARGRAVES	201.5	29/09/11	\$170,000	\$844	\$162,850.00	\$808	The subject property is an irregular shaped rural grazing property located approximately 56km south west of Mudgee. The property is steep and has poor access. The property achieves expansive views and has frontage to the Pyramul Creek. Sale shows OG @ \$806/ha.	Vacant grazing property.	Moderately to steeply undulating grazing property with both basalt and slate on edge country types.
KARUMA KARUMA RD GOOLMA	201.9	11/11/11	\$400,000	\$1,981	\$314,250.00	\$1,556	The subject property is an irregular shaped vacant rural grazing allotment located east of Karuma Road. The property is located approximately 35 kms west of the township of Goolma and approximately 50kms north west of Mudgee. The property is a good grazing block with good pastures. The sale shows: OG @ \$1,563/ha.	Vacant grazing property.	Moderately undulating grazing property with predominantly Yellow Box timber types and good red brown country types.
MOVILLE 1733 LOWER PIAMBONG RD PIAMBONG	204.3	08/05/12	\$252,000	\$1,233	\$223,500.00	\$1,094	Irregular shaped, gently to steeply undulating vacant farming allotment located approximately 27.4 km north west of Mudgee. The sale shows an analysed land value of \$1,358/Ha OG, \$700/Ha LTG and \$300/Ha GT.	Vacant farming property.	Gently to steeply undulating farming property comprising light loams soils with some areas of basalt.

2127 TRIAMBLE RD TRIAMBLE	205.59	19/04/11	\$210,000	\$1,021	\$151,050.00	\$735	Grazing block situated in Triamble locality, 55 kms SW of Mudgee. Sale shows ALV: OG @ \$997/ha, TG @ \$650/ha and GT @ \$350/ha.	Vacant grazing property.	Moderately to steeply undulating grazing property comprising mostly light grazing country.
GLEN HILL 1679 COPE RD ULAN	217.1	13/05/13	\$580,000	\$2,672	\$258,390.00	\$1,190	The subject property is a larger hobby farm property located on the northern side of Cope Road. The property is located in Ulan, approximately 18 km north west of Gulgong. The property comprises poor quality agricultural land. Sale indicates ALV: OG @ \$1,518/ha, LTG @ \$1,000/ha and GT @ \$600/ha.	Improved hobby farm with a Dwelling, Machinery Shed, Hayshed, Silo, Cattle Yards.	Gently undulating rural lifestyle/grazing property comprising a mix of timbered country and very light sandy open grazing country.
625 CYPRESS DR YARRAWONGA	219.1	23/03/11	\$360,000	\$1,643	\$143,700.00	\$656	Improved hobby farm with extensive rear hills (189 ha), located 17 kms east of Gulgong. Sale shows ALV: LTG @ \$2,500/ha and GT @ \$450/ha.	Improved hobby farm with a Cottage, Machinery Sheds x 2, Skillion, Woolshed, Sundry Sheds, Rain Water Tanks, Stables.	Generally level to steeply undulating rocky hill hobby farm with sandy soil types.
NYONG 85 GLEN ALICE RD RYLSTONE	228.1	27/02/12	\$1,050,000	\$4,603	\$804,350.00	\$3,526	Irregular shaped, undulating grazing property with potential for subdivision located approximately 2.5 km east of the Rylstone town centre and 60 km south east of Mudgee. The land has been rezoned into approximately 178ha R5 large lot residential and approximately 50ha E3 environmental management. Sale indicates \$3,750/ha for open grazing and \$1,250/ha for timbered grazing. Englobo analysis indicates 14 lots @ \$57,000/lot.	Improved grazing property with a Cottage, Shearers Quarters, Shed, Machinery Shed, Woolshed, Silos x 2, Cattle Troughs x 10, Fowl Yards x 2, Kennels, Cattle Yards, Sheep Yards.	Gently undulating grazing/englobo property that falls away from central hill and has good land along road frontage.

123 SPRING RIDGE RD BERYL	231.9	10/11/10	\$850,000	\$3,665	\$506,100.00	\$2,182	Mixed farm with bore irrigation located 10 kms west of Gulgong. Sale shows ALV: 2nd CC @ \$2,380/ha, OG @ \$1,800/ha and GT @ \$307/ha.	Improved mixed farming property with a Dwelling, Shed, Machinery Shed, Hayshed, Silo, Rain Water Tank, Old Cattle yards and another Dwelling with attached skillion in poor order.	Predominantly moderately to steeply undulating mixed farming property with eastern side of property being generally level. The property comprises mainly good red loam country types.
1853 CAMPBELLS CREEK RD CARCARGONG	241.6	03/05/12	\$230,000	\$952	\$142,000.00	\$588	The subject property is an irregular shaped, heavily timbered rural lifestyle allotment with no dwelling entitlement. The property has a good outlook over surrounding properties. The dwelling on the property has no council approval, a lack of services and access is fairly poor. The property is located 28 km south of Mudgee. Sale shows GT @ \$587/ha.	Improved rural lifestyle property with a Cottage, Shed.	Moderately to steeply sloping rural lifestyle property which is mostly heavily timbered.
1853 CAMPBELLS CREEK RD CARCARGONG	241.6	30/09/09	\$165,000	\$683	\$122,250.00	\$506	Heavily timbered rural lifestyle allotment without dwelling entitlement. The property has no services and access is fairly poor. Sold to a Sydney purchaser for lifestyle purposes. Good views. Located 28km to the south of Mudgee. Sale shows ALV: GT @ \$505/ha.	Vacant rural lifestyle property with hard plank clad weekender.	Moderately to steeply sloping rural lifestyle property with light soil types.
ARCADIA PARK 217 BIRRIWA BUS RTE S BIRRIWA	241.9	18/11/10	\$590,000	\$2,439	\$403,040.00	\$1,666	Mixed farming property located 2kms east of Birriwa. Sale shows ALV: 2nd CC @ \$1,680, OG @ \$1,200/ha.	Improved mixed farming property with a Homestead, Garage, Garden Shed.	Generally level mixed farming property comprising mostly arable sandy loam country.
1153 RAZORBACK RD RUNNING STREAM	243.3	31/10/12	\$170,000	\$699	\$153,500.00	\$631	Isolated lifestyle block. Steep in contour, with significant weed infestation of both tussock and blackberry. Analysis of sale indicates \$632/ha for steep semi timbered country. Weed infestation also likely factor in reduced value.	Vacant rural lifestyle property.	Moderately to steeply undulating rural lifestyle property with river frontage to the south.
MAIDVALE 978 CASTLEREAGH HWY BERYL	247.9	24/06/11	\$840,000	\$3,388	\$622,499.00	\$2,511	The subject property is an irregular shaped rural grazing allotment located on the eastern side of the Castlereagh Highway. The property is located approximately 9.7 kms north-west of Gulgong. Sale shows: 2nd class cultivation @ \$2,607/ha and Lightly timbered grazing @ \$1105/ha.	Improved grazing property with a Cottage, Sheds x 2, Workshop, Cattle Yards, Sundry Shed, Hayshed, Silos x 2, Fowl Yards.	Gently undulating grazing property comprising mostly good medium red loam country types.

PALMERS OAKY RD PALMERS OAKY	250	11/02/10	\$600,000	\$2,400	\$571,580.00	\$2,286	Rural grazing property located on the Turon River 20 Kms south of Ilford and 61km to the north west of Lithgow. The property comprises moderately to steeply undulating slate and basalt timbered grazing and indicates \$2,324/ha	Vacant rural grazing property	Moderate to steeply undulating timbered grazing country
PINE LEA 251 PINELEA RD GOOLMA	250.9	09/12/09	\$470,000	\$1,873	\$243,782.00	\$972	Mixed farming property located just north of Goolma and 60km north west of Mudgee. Soil types comprise light rocky loams with some alluvial flats along the valley. Sale shows ALV: 1st C/C @ \$2,996/ha, OG @ \$1,150/ha, TG @ \$800/ha, GT @ \$250/ha.	Improved mixed farming property with a Dwelling, Machinery Shed, Storage Shed x 2, Woolshed, Shearers Quarters, Workshop, Hayshed, Shed, Fuel Tank, Silos x 2.	Moderately undulating mixed farming property with a mix of heavy alluvial country and lighter grazing slopes.
853 CAMPBELLS CREEK RD WINDEYER	251.22	07/02/11	\$310,000	\$1,234	\$266,868.00	\$1,062	Open but light grazing property located approximately 12.5km east of the village of Windeyer and 49.7km south of Mudgee. Sale shows: open grazing @ \$1,115/ha and timbered grazing @ \$773/ha.	Vacant grazing property.	Gently to moderately undulating grazing property with predominantly state on edge country types.
63 PEACH TREE LANE RIVERLEA	255.9	18/12/12	\$115,000	\$449	\$105,200.00	\$411	The subject allotment is a irregular shaped rural lifestyle allotment located on northern side of Peach Tree lane, Riverlea. The allotment is located near the intersection of Riverlea Road and Preach Tree Lane. The allotment is located approximately 20kms, by road, south east of the Mudgee CBD. Analysis of sale shows \$411/ha for steeply timbered grazing lands.	Vacant rural lifestyle property.	Steeply undulating rural lifestyle property. Heavily timbered country.
5071 ILFORD SOFALA RD SOFALA	257.4	22/12/09	\$335,000	\$1,301	\$278,727.00	\$1,083	Rural grazing property located 50km north of Bathurst. The property achieves an attractive outlook and has good access. Sale shows ALV: OG @ \$2,500/ha, open grazing slopes @ \$1,350/ha and GT @ \$500/ha.	Vacant rural grazing property.	Moderately undulating grazing property comprising predominantly medium red loams.

OSARY ANGORA STUD 2734 YARRABIN RD YARRABIN	259	16/03/11	\$260,000	\$1,004	\$193,400.00	\$747	Run down rural retreat / grazing block situated about 25 kms by dirt road south of Goolma. Sale show ALV: OG @ \$953/ha and TG @ \$500/ha.	Improved grazing/rural retreat property with improvements in poor condition including a Cottage, Woolshed, Engine Room, Yards, Dwelling, Garage, Shed and a Hayshed.	Moderately to steeply sloping grazing property comprising mostly slate on edge country.
LOT 253 CASTLEREAGH HWY ILFORD	259	14/06/12	\$425,000	\$1,641	\$241,000.00	\$931	Larger rural lifestyle allotment located on the southern edge of Ilford. The property was purchased by a Sydney based purchaser who intended to live on the property. The property shows an ALV: 17ha OG @ \$2,500/ha, LTG 102ha @ \$1,200/ha and 140ha GT @ \$550/ha.	Improved rural lifestyle property with a Woolshed, Machinery Shed, Weekender, Cattle/Sheep Yards.	Gently to moderately sloping rural lifestyle property with predominantly Gum timber types.
INDIGO 348 SALLYS FLAT RD PYRAMUL	260.86	23/08/12	\$480,000	\$1,840	\$281,200.00	\$1,078	Irregular shaped, sloping, generally clear and neat grazing property located approximately 59 km south of Mudgee. Sale shows ALV: OG @ \$1,300/ha and LTG @ \$743/ha.	Improved rural grazing property with Woolshed, Sundry Shedding, Sheep Yards, Shearers Quarters.	Gently to moderately undulating rural grazing property comprising open grazing country of mixed quality.
422 MUDHUT CREEK RD HOME RULE	283.4	06/07/09	\$535,000	\$1,888	\$306,050.00	\$1,080	Mixed Farm located 14km South East of Gulgong, adjoining the garage tip. Sale shows OG @ \$1,590 and 1GT @ \$350/ha.	Improved mixed farming property with a Dwelling, Garages x 2, Hay Shed, Machinery Shed and Cattle Yards.	Gently undulating grazing property comprising a substantial belt of heavy timber in the west.
906 YARRABIN RD YARRABIN	290.4	06/09/13	\$285,000	\$981	\$265,787.00	\$915	The subject is an irregular shaped moderately to steeply sloping large rural lifestyle property located approximately 20kms west of Mudgee and dissected by the Yarrabin Road. The sale shows an analysed land value of \$1,101/Ha OG and \$500/Ha LTG.	Vacant rural lifestyle property.	Gently to moderately undulating with mostly light slate on edge grazing country.

1827 DURRIDGERIE RD TURILL	296.4	15/11/12	\$700,000	\$2,362	\$257,260.00	\$868	Irregular shaped, gently undulating, heavily improved small rural grazing property situated on the western side of the intersection of Durridgerie Road and Summerhill Road. The property is located in Turill, approximately 75 km north east of Mudgee and 62.5 km west of Merriwa. The property was purchased by a local displaced mine purchaser. Sale indicates ALV: OG @ \$1,150/ha and GT @ \$380/ha.	Improved rural grazing property with a Homestead, Dwelling, Carport, Machinery Shed, Sheds x 2, Diesel Bowser, Cattle Yards, Silo.	Gently undulating rural grazing property comprising mostly light open grazing country with heavily timbered belts in the north and south.
CAERLEON 37 HILL END RD CAERLEON	305.8	23/03/12	\$4,000,000	\$13,080	\$2,260,935.00	\$7,394	Large englobo property/land bank located just to the west of Mudgee. The property comprises approximately 1,100 lots and has been recently rezoned and purchased by a Sydney based developer. Sale indicates \$2,055/lot or \$7,394/ha. for englobo land.	Improved englobo residential property with a Dwelling, Garage, Workshop, Storage Shed, Hayshed, Woolshed, Cattle Yards, Fowl Yards, Silos x 3, Sheep Yards.	Gently undulating englobo residential property with comprising mostly open grazing country.
688 QUEENS PINCH RD MULLAMUDDY	306.4	21/02/12	\$479,500	\$1,565	\$375,279.00	\$1,225	The subject property is an irregular shaped rural grazing allotment located west off Queens Pinch Road. The property is located in Mullamuddy, approximately 14.6km south of Mudgee. The property is predominantly timbered. Sale shows: OG @ \$1929/ha, LTG @ \$1429/ha and GT @ \$1079/ha.	Improved grazing property with a Cottage, Machinery Shed, Stables, Sundry Shedding, Silo.	Gently to steeply undulating grazing property comprising mostly heavily timbered country with some more gently sloping open grazing country in the north.
LACHLAN VALE 3951 WELLS ACCESS RD WATTLE FLAT	310	18/09/12	\$250,000	\$806	\$164,600.00	\$531	Heavily timbered lifestyle property located 7kms south west of Sofala. Sales indicates heavily timbered country at \$530/ha	Lifestyle property with partially completed dwelling and small sheds	Moderate to steeply sloping heavily timbered country.
264 HIGHLAND HOME RD HARGRAVES	313.3	21/11/11	\$260,000	\$830	\$221,300.00	\$706	The subject property is an irregular shaped, mostly steep timbered to heavily timbered rural lifestyle property located east off Highland Home Road. The property is located in Hargraves, approximately 60 km south-west of Mudgee. The eastern boundary of the property runs along Merroo Creek. Sale shows LTG @ \$708/ha.	Vacant rural lifestyle property with a Weekender.	Moderately to steeply undulating rural lifestyle property comprising all lightly timbered grazing country.



THE GULLIES 558 RAZORBACK RD RUNNING STREAM	322.24	22/04/13	\$330,000	\$1,024	\$223,800.00	\$695	The subject property is a slightly irregular shaped inside allotment located on the northern side of Razorback Road. The property is located in an isolated area approximately 31.6 km south-west of Kandos. The property is predominately timbered and has limited services. Analysis of sale indicates ALV of \$2,500 for gently undulating open grazing and \$510/ha for heavy green timbered hills	Improved rural residential property with a Dwelling, Garage, Shed, poor to fair rural boundary and internal fencing and Dams x 5.	Gently to moderately undulating rural residential property with predominantly Gum and Stringy Bark timber types.
THE LAGOON 314 CASTLEREAGH HWY GULGONG	381.3	15/03/11	\$1,550,000	\$4,065	\$814,150.00	\$2,135	Grazing holding with substantial Homestead on NW edge of Gulgong. Sale shows ALV: 2nd CC @ \$2,600/ha and OG @ \$1,709/ha.	Improved grazing property with a Homestead, Garage, Machinery Shed, Cattle Yards.	Gently to moderately undulating grazing property with a double frontage to Wialdra Creek. The property comprises mostly well improved grazing/2nd class cultivation country.
786 YARRABIN RD YARRABIN	388.5	05/09/11	\$280,000	\$721	\$259,000.00	\$667	The property is a vacant rural property with poor access located approximately 25kms west of Mudgee. Sale shows: OG @ \$739/ha, TG @ \$600/ha, GT @ \$236/ha.	Vacant rural property.	Moderately undulating rural grazing/lifestyle property comprising mostly slate on edge open grazing country.
RANGEMORE 700 TUCKLAN RD BIRRIWA	403.5	11/03/09	\$1,250,000	\$3,098	\$802,200.00	\$1,988	Mixed farm located 28km north of Gulgong. Purchased by Sydney residents. Sale shows O/G \$1,000/ha and \$2,016/ha - C/C.	Improved mixed farming property with a Homestead, Cottage, Garage, Machinery Sheds x 3, Hay Shed, Shearing Shed, Sheep Yards, Cattle Yards x 2, Silos x 6.	Gently to moderately undulating mixed farming property with predominantly good red loam soil types.

BUNDONG 1395 DOUGHERTYS JUNCTION RD PYRAMUL	422.1	21/02/12	\$550,000	\$1,303	\$353,522.00	\$838	Combined sale: also includes PID 1257464. The subject property is an irregular shaped light grazing corner allotment located on the north-western corner of Doughertys Junction Road and Sallys Flat Road. The property is located approximately 60km south of Mudgee. Sale shows: 185ha OG @ \$874/ha, 255ha LTG @ \$624/ha and 101ha GT @ \$324/ha.	Improved grazing property with a Homestead, Cottage, Garages x 2, Woolshed, Machinery Shed, Chemical Shed, Sheep Yards.	Moderately undulating grazing property with mostly light slate on edge country types.
BOTOBOLAR RD BOTOBOLAR	448.47	05/06/12	\$285,000	\$635	\$270,560.00	\$603	The subject property is an irregular shaped, moderately sloping vacant rural, heavily timbered property located on the northern side of Botobolar Road. The property is located approximately 25 km north east of Mudgee. The sale shows an analysed land value of \$1,576/Ha for OG and \$450/Ha for GT.	Vacant rural property.	Moderately to steeply sloping rural property most heavily timbered with smaller areas to the south cleared.
4423 HILL END RD HARGRAVES	448.8	01/10/10	\$190,000	\$423	\$190,000.00	\$423	Remote rough rural retreat heavily timbered & part zoned conservation, situated about 10 kms SE of Village of Hargraves. Sale shows ALV: GT @ \$423/ha.	Vacant, remote heavily timbered retreat property.	Moderately to steeply undulating rural lifestyle property with half situated in a conservation zone. Heavily timbered country.
SUNNYSIDE 814 CRUDINE RD CRUDINE	453.99	19/07/07	\$425,000	\$936	\$212,000.00	\$467	Sale of an isolated bush retreat shows o/g @ \$1000/ha and g/t @ \$400.	Improved grazing property with a weatherboard clad dwelling and a corrugated metal shed.	Undulating to steep grazing property with heavily timbered country in the west.
YAMBA 2493 CASTLEREAGH HWY TALLAWANG	457.64	19/11/12	\$1,583,610	\$3,460	\$935,688.00	\$2,045	Mixed farm located 26km north of Gulgong and 6.7km south of Birriwa. Comprises average to slightly above average soil types for the locality. Sale shows: ALV: 2nd CC @ \$2,053/ha and OG @ \$1,500/ha.	Improved mixed farming property with a Dwelling, Garage, Hayshed, Woolshed, Machinery Sheds x 2, Cattle Yards, Silos x 3, Sheep Yards.	Gently undulating mixed farming property comprising mostly good red loam country types.

1511 WALLAWAUGH RD HARGRAVES	461.84	05/02/09	\$227,500	\$493	\$209,500.00	\$454	Grazing property located 67km from the Mudgee CBD, in the village of Hargraves. Sale indicates HT/G \$420/ha and \$545 T/G.	Improved grazing property with a Weatherboard clad dwelling in poor condition.	Moderately to steeply undulating mostly timbered rural lifestyle property.
LANGLEY DOWNS 110 COPPERS LANE MEROOTHERIE	464	03/04/13	\$570,000	\$1,228	\$331,605.00	\$715	The subject property is an irregular shaped improved mixed farming allotment located east of Coppers Lane. The property is located in the Merotherie locality approximately 35km south east of Dunedoo and 28km north of Gulgong. The sale indicates an ALV: OG @ \$1,300/ha and GT @ \$243/ha.	Improved mixed farming property with a Dwelling, Carport, Machinery Shed, Storage Shed, Woolshed, Silo, Sheep/Cattle Yards.	Gently undulating mixed farming property with mixed quality open grazing country running to light heavily timbered country.
PASARGAD 827 BARA-LUE RD LUE	480.2	27/01/10	\$540,000	\$1,125	\$347,430.00	\$724	Steep rural grazing property located 26km to the east of Mudgee. Generally poor soil types. Access to the property is poor through a creek crossing. Sale shows ALV: LTG @ \$951/ha and @ \$550/ha.	Improved grazing property with a Dwelling, Weekender, Machinery Shed, Woolshed, Workshop.	Moderately undulating grazing property with flatter areas to the north and steeper areas to the south. Soils mostly comprise light slate on edge country.
392 HUGHES RD PIAMBONG	503.9	15/02/11	\$630,000	\$1,250	\$503,850.00	\$1,000	The subject is an irregular shaped grazing allotment located on the southern side of Hughes Road. The property is located approximately 25kms north west of Mudgee. The property comprises mostly light soil types. The sale shows: OG @ \$1,061/ha and TG @ \$699/ha.	Improved grazing property with a Homestead, Garage, Storage Shed, Woolshed, Sundry Sheds, Cattle yards.	Moderately to steeply undulating grazing property with predominantly lighter loams and slate based country types.
Pt KELLOSHIEL 1358 TRIAMBLE RD TRIAMBLE	507.89	11/06/10	\$190,000	\$374	\$178,000.00	\$350	Heavily timbered mountainous block in Triamble area 50kms south west of Mudgee. Sale shows ALV: 508ha GT @ \$350/ha. The property has been re-analysed to the current base date. Due to the lack of definitive evidence, no adjustment to the base date has been made.	Vacant grazing property with poor rural boundary fencing.	Moderately to steeply undulating property with predominantly Wattle, Gum and Stringy Bark timber types.

1122 ROCKIES RD EUCHAREENA	518	16/07/12	\$500,000	\$965	\$383,000.00	\$739	Predominantly heavily timbered light soil grazing property with areas of open grazing. Situated on the Macquarie River, 30kms south west Hargraves and 20kms west of Hill End. Sale indicates open grazing slopes at \$850/ha and heavily timbered country at \$400/ha	Improved grazing property including dwelling, and sheds in below average condition	Undulating grazing property fronting Macquarie River
SANDY HOLLOW 973 YARRABIN RD	518.01	24/07/12	\$450,000	\$869	\$340,835.00	\$658	Rural grazing property located approximately 24km west of Mudgee. The property was sold as part of a large rural subdivision carried out by a local farmer/developer. Sale shows: OG @ \$699/ha, LTG @ \$450/ha and GT @ 308/ha.	Improved rural grazing property with Shearers Quarters, Woolshed, Storage Shed, Sheep Yards.	Moderately to steeply undulating grazing property running from sandy grazing country to steeper slate on edge grazing country and timbered hill country.
9 YARRABIN RD YARRABIN	518.01	03/04/12	\$285,000	\$550	\$267,750.00	\$517	The subject property is an irregular shaped, rural grazing allotment with a long length of privately maintained unsealed road for access. The property is located approximately 24 km west of Mudgee. The southern boundary of the property runs along Grattai Creek. Shows 137ha OG @ \$758/ha, 282ha TG @ \$491/ha and 99.2ha GT @ \$258/ha.	Vacant grazing property.	Moderately to steeply sloping grazing property comprising sandy open grazing country running to steeper slate on edge country.
FOUR WINDS 50 BAROSSA RD WINDEYER	541.06	16/11/12	\$900,000	\$1,663	\$669,350.00	\$1,237	Combined sale - includes PID 1261923. Improved larger grazing property in the Windeyer locale. The subject property is an irregular shaped, improved larger grazing property in the Windeyer locale. The property is located approx 32km south of Mudgee. The property comprises superior soil types to nearby properties with areas of alluvial and basalt soils. Sale shows ALV: OG @ \$1,401/ha, LTG @ \$700/ha and GT @ \$300/ha.	Improved rural grazing property with a Cottage, Carport, Woolshed, Silo, Stable/Machinery Shed (Dilapidated Condition NAV), Cottage (Dilapidated Condition), Sheep/Cattle Yard.	Gently to moderately undulating rural grazing property comprising a mix of better and poorer quality open grazing running to timbered country.
HILLVIEW LOWER PIAMBONG ROAD PIAMBONG	542.9	26/11/10	\$890,000	\$1,639	\$703,356.00	\$1,296	Mid sized rural grazing property located 26km to the west of Gulgong. The property comprised mainly medium loams running to light slate on edge country in the hills. Purchased by large local landholder. Sale shows ALV: OG @ \$1,295/ha.	Improved grazing property with a Dwelling, Garage, Cattle Yards.	Gently to moderately undulating grazing property with predominantly medium loam soils.

ANNABELLE'S BEN BUCKLEY RD BEN BUCKLEY	556.9	07/05/10	\$612,500	\$1,100	\$509,550.00	\$915	Mixed farming property located 61km north west of Mudgee. The block comprises better red/brown loams to the west and rises to slate hills. Purchased by adjoining owner. Sale shows ALV: 2nd CC @ \$2,000/ha, OG @ \$951/ha and LTG @ \$450/ha.	Vacant mixed farming property.	Moderately undulating grazing property with areas on the western side of the property being only gently sloping from east to west. Comprises heavier flat country running to light slate on edge hills.
BOIGA 487 DOUGHERTYS JUNCTION RD HARGRAVES	574.08	02/08/12	\$245,000	\$427	\$208,650.00	\$363	Irregular shaped, undulating vacant rural residential property located approximately 50 km south of Mudgee. Purchased by Sydney purchasers. Sale shows: OG @ \$450/ha, TG @ \$300/ha and GT @ \$150/ha. The property has very poor access and comprises poor agricultural country.	Vacant rural residential property.	Gently to moderately undulating rural lifestyle property. Virtually unusable from an agricultural perspective despite its size.
LYNVIEW 721 BOTOBOLAR RD BOTOBOLAR	640.4	08/05/13	\$2,000,000	\$3,123	\$1,375,500.00	\$2,148	Good quality mixed farming property in the Botobolar locality 22 kilometres north east of Mudgee. Sale shows cultivation country @ \$3,000/ha, open grazing country @ \$2,100/ha and light timbered grazing country @ \$750/ha.	Vacant mixed farming property with Machinery Sheds x 2, Hayshed, Workshop, Silos x 2, Sheep/Cattle Yards.	Gently sloping to steeply undulating mixed farming property comprising mostly good quality open grazing country.
MEROTHERIE 2460 BLUE SPRINGS RD BUNGABA	647.7	10/02/10	\$950,000	\$1,467	\$614,137.00	\$948	Mixed farming property located 41.7km to the west of Dunedoo. Sale shows: 1st CC @ \$3,264/ha, OG @ \$930/ha, LTG @ \$600/ha and GT @ \$200/ha.	Improved mixed farming property with a Dwelling, Machinery Shed, Woolshed, Shipping Containers x 2, Cattle Yards, Silo.	Gently undulating mixed farming property comprising a mix of heavy Talbragar river flats and lighter sandier grazing country.

5056 HILL END RD HARGRAVES	661.9	19/11/12	\$365,000	\$551	\$340,205.00	\$514	The subject property is an irregular shaped, larger rural grazing property located on the western side of Hill End Road. The property is located approximately 55km south of Mudgee. The property comprises mostly very light, steep but open country. The southern boundary of the property runs along Pyramul Creek. Sale indicates ALV: OG @ \$580/ha, GT @ \$100/ha.	Vacant rural grazing property.	Moderately to steeply undulating rural grazing property with predominantly Woody Weeds and Gum timber types. Very light and marginal agricultural land.
GLEN FARNEY BEECHWORTH RD HARGRAVES	697	06/12/11	\$425,000	\$610	\$313,941.00	\$450	Isolated rough grazing property located approximately 52km south west of Mudgee. Sale shows: OG @ 756/ha, LTG @ \$622/ha and GT @ 322/ha.	Improved grazing property with a Dwelling, Garage, Woolshed, Machinery Shed, Chemical Shed, Cattle Yards, Sheep Yards.	Moderately to steeply undulating grazing/rural lifestyle property comprising small areas of light cleared open grazing and large swathes of green timber and scrub.
GATELEYS 204 HILL END RD SOFALA	723	22/12/10	\$535,000	\$740	\$494,543.00	\$684	Grazing property with good views and soil types, located approximately 80km South of Mudgee and 48km North of Bathurst. Sale shows: OG slopes @ \$1,100/ha, TG slopes @ \$500/ha, GT @ \$300/ha.	Vacant grazing property with a Garage and Shed both with power but in a poor condition.	Moderately undulating grazing property with a mix of basalt and slate on edge country types. Substantial serrated tussock issues.
BEAUDESERT SOUTH 738 KALUDABAH RD PIAMBONG	817.9	21/11/12	\$2,400,000	\$2,934	\$1,537,600.00	\$1,880	Larger rural grazing property located approximately 19km north west of Mudgee. The property has been split off a larger rural grazing property. Shows ALV: 1st CC (flats) @ \$5,000/ha, 2nd CC @ \$3,000/ha, OG @ \$1,750/ha, O/G slopes @ \$1,000/ha and green timber @ \$500/ha.	Vacant mixed farming property with Cattle Yards.	Gently to moderately undulating mixed farming property comprising a mix of soil types including heavy alluvial country and good brown loam soils running into lighter hill country.

GLENLEA 229 HUGHES RD TWO MILE FLAT	826.8	15/12/11	\$900,000	\$1,089	\$758,315.00	\$917	The property is an irregular shaped, almost vacant rural grazing property with mixed soil types located 25kms north west of Mudgee. The property has a significant amount of light and medium cultivation country. The sale shows: 1CC @ \$2,000/ha, OG @ \$985/ha, TG @ \$600/ha and GT @ \$279/ha.	Vacant grazing property with a Woolshed, Machinery Shed, Garage, Cattle Yards, Sheep Yards, Silo, Diesel Bowser.	Generally level to moderately undulating grazing property running from some heavy valley flats to mostly light loam grazing country with loose surface stone.
5260 HILL END RD HARGRAVES	857.1	21/06/13	\$400,000	\$467	\$369,200.00	\$431	The subject property is an irregular shaped, large mostly timbered rural lifestyle property located to the west of Hill End Road. The property is located approximately 58km south of Mudgee. The property's access is over a rough unformed track. Shows ALV: LTG @ \$654/ha and GT @ \$400/ha.	Vacant rural lifestyle property with a Woolshed, Shed, Sheep Yards,.	Moderately to steeply undulating rural lifestyle property comprising mostly heavily timbered country.
CROWIE 501 CROWIE RD TURILL	924.79	14/05/10	\$740,000	\$800	\$548,830.00	\$593	The property is located approximately 53 km to the north west of Gulgong and approximately 67 km from Merriwa. The property is isolated and poorly improved. Shows an ALV: OG @ \$734/ha and TG @ \$300/ha.	Improved grazing property with a Cottage, Workshop, Storage Shed, Shed, Woolshed, Yards, Silo.	Moderately to steeply undulating grazing property comprising mostly lighter sandy grazing country.
BARGONG 5481A HILL END RD HARGRAVES	1036	01/12/11	\$690,000	\$666	\$488,610.00	\$472	The property is an irregular shaped grazing allotment located on the eastern side of Hill End Road. The property is located approximately 19.6kms south of the township of Hargraves and 60kms south of Mudgee. The northern boundary of the property runs along Pyramul Creek and the southern boundary runs along Green Valley Creek. Shows ALV: OG @ \$739/ha, TG @ \$463/ha and GT @ \$236/ha.	Improved grazing property with a Dwelling, Carport, Machinery Shed, Woolshed, Cattle Yards, Sheep Yards, Silo.	Moderately undulating grazing property comprising a mix of green timber and generally light open grazing country.
1462 RAZORBACK RD UPPER TURON	1131.8	25/09/12	\$426,000	\$376	\$393,750.00	\$348	Irregular shaped, undulating vacant rural grazing property with a severe weed infestation located approximately 75 km south of Mudgee and 58 km north east of Bathurst. Sale shows OG @ \$385/ha, LTG @ \$200/ha and GT @ \$150/ha. The property is not considered reflective of wider land values due to the extreme weed infestation issues it suffers. Inspection indicates these issues do not effect surrounding properties to the same extent.	Vacant rural grazing property with rough Weekender, Yards in poor condition.	Moderately to steeply undulating rural grazing property with frontage to Turon River.

MONIVAE WEST 3730 LUE RD MONIVAE	1309.9	24/01/12	\$3,000,000	\$2,290	\$2,124,250.00	\$1,622	Monivae West is a broad acre rural grazing property located approximately 38kms east of Mudgee. Sale shows: 2nd CC @ \$2,592/ha, OG @ \$1,613/ha and LTG @ \$708/ha.	Improved grazing property with a Dwellings x 2, Machinery Shed, Hayshed, Garage, Sheep yards.	Gently to moderately undulating grazing property comprising a mix of good red brown loams running to lighter rockier loams. There is some heavier flat country in the lower section of the property.
MERRENDEE 378 BURRENDONG DAM RD YARRABIN	1361.9	05/03/13	\$1,700,000	\$1,248	\$1,037,925.00	\$762	Larger rural grazing property located approximately 36 km west of Mudgee. Comprises mainly lighter soil types. Frontage to Burrendong Dam. Sale shows: ALV: OG @ \$1,366/ha, LTG @ \$600/ha and GT @ \$250/ha.	Improved rural grazing property with a Homestead, Cottage, Dwelling, Carport, Woolshed, Machinery Shed, Cattle Yards, Sheep Yards, Silos x 2.	Gently to steeply undulating rural grazing property comprising mixed quality open grazing country running to lighter timbered grazing slopes.
356 WARRY'S RD HILL END	1402	21/11/11	\$625,000	\$446	\$526,800.00	\$376	Predominantly heavily timbered property with areas of open grazing. Situated on the Macquarie River, 80kms south of Mudgee and 5kms south west of Hill End. Sale indicates heavily timbered country at \$375/ha	Improved property with modest cottage and storage shed.	Moderate to steeply sloping predominantly heavily timbered country.
BIRKALLA 675 BIRKALLA RD BUNGABA	1441.3	21/10/10	\$3,750,000	\$2,602	\$2,467,250.00	\$1,712	Good quality mixed farming country located 18 kilometres south of Leadville and 28kilometres south east of Dunedoo. Sale shows ALV: 1st CC @ \$3,000/ha, 2nd CC @ \$1,187/ha, OG @ \$800/ha and GT @ \$200/ha.	Improved mixed farming property with a Homestead, Cottages x 2, Garages x 2, Machinery Sheds x 2, Haysheds x 2, Stables, Woolshed, Sheep Yards, Cattle Yards, Silos x 4.	Mixed farming property comprising level Talbragar river flats to gently sloping and undulating sandy loam grazing country.



NORTHAVEN GLEN ALICE RD DABEE	1574.5	28/10/10	\$4,350,000	\$2,763	\$3,084,050.00	\$1,959	Rural grazing property located 10km to the south east of Rylstone. Purchased at auction by a local farmer with other substantial holdings nearby. Sale shows ALV: 2nd C/C @ \$2,464/Ha, TG @ \$852/Ha, GT @ \$299/Ha.	Improved grazing property with a Homestead, Cottage, Machinery Shed, Haysheds x 3, Chemical Shed, Woolsheds x 2, Cattle Yards x 2, Sheep Yards, Silos x 2.	Gently undulating larger grazing property comprising mostly well improved grazing/2nd class cultivation country.
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