

The RayWhite logo is positioned in the top right corner of the page. It consists of the word "RayWhite" in a bold, black, sans-serif font, set against a bright yellow rectangular background.

Information Memorandum

A solid yellow horizontal bar is located below the title, extending across the width of the text.

**'JAYTON NORTH'
FRAGAR ROAD
COWRA NSW 2794**

Ray White Emms Mooney



“Jayton North” Fragar Road, Cowra NSW 2794

For Sale \$525,000

150ha - 372.1 acres*

Located in the heart of the Lachlan Valley, 19mins North West of Cowra and 30mins from Canowindra and just 3.5hrs from Sydney.

*approx.



COUNTRY / SOILS

- Light to medium open grazing country of approx. 206acres - suitable to graze or suit hunters as fallow deer are known to live in the timbered area
- Newly fence3d timber of approx. 169.7acres



ROAD ACCESS

- Excellent road access - Fragar Road

WATER

- 4 Stock dams



TIMBER

- Mix of Kurrajong, Yellow box, and White pine timbers

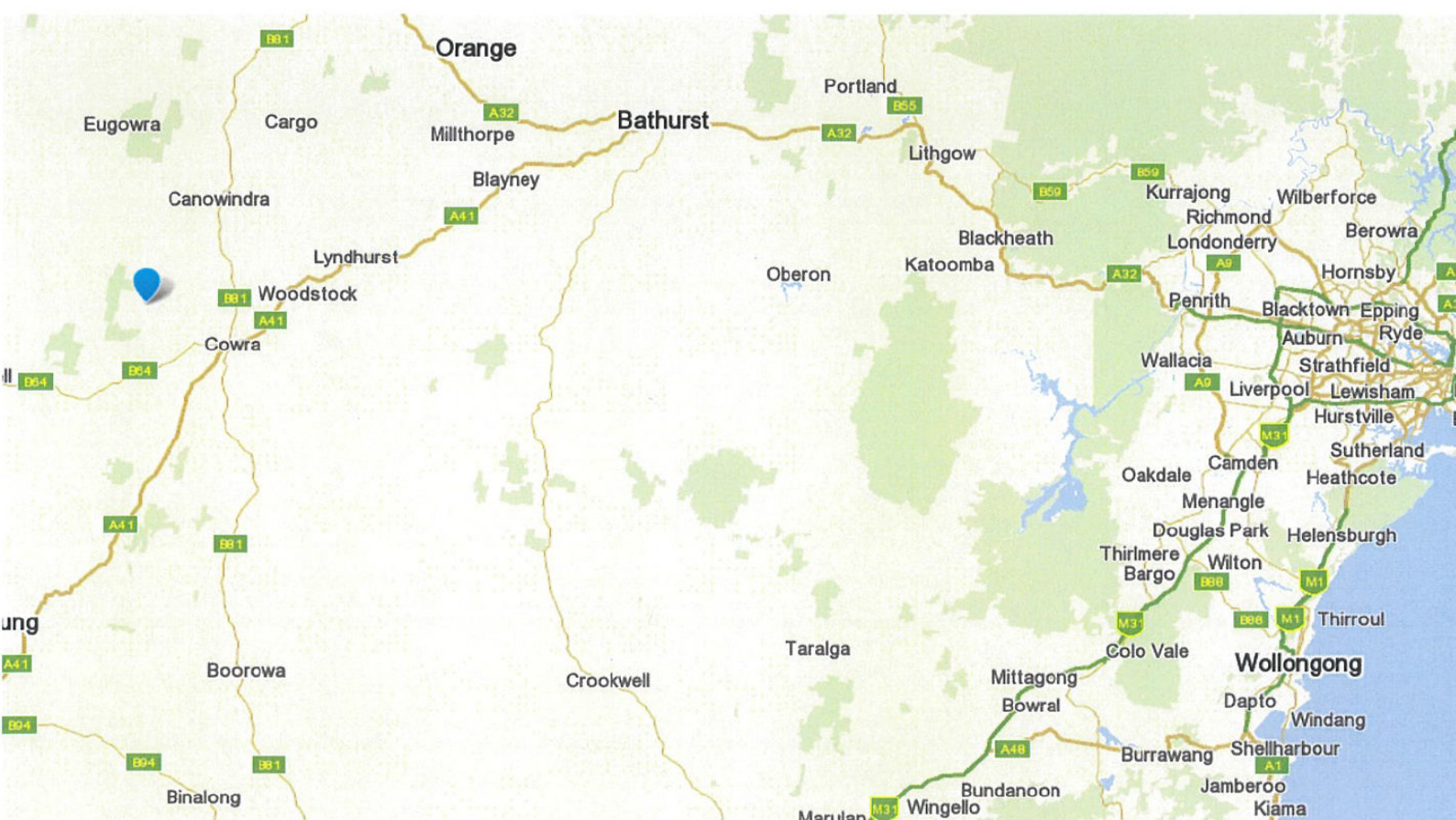


FENCING

- Fencing is mostly in an excellent to new order, being galvanised and ringlock

BUILDING ENTITLEMENT

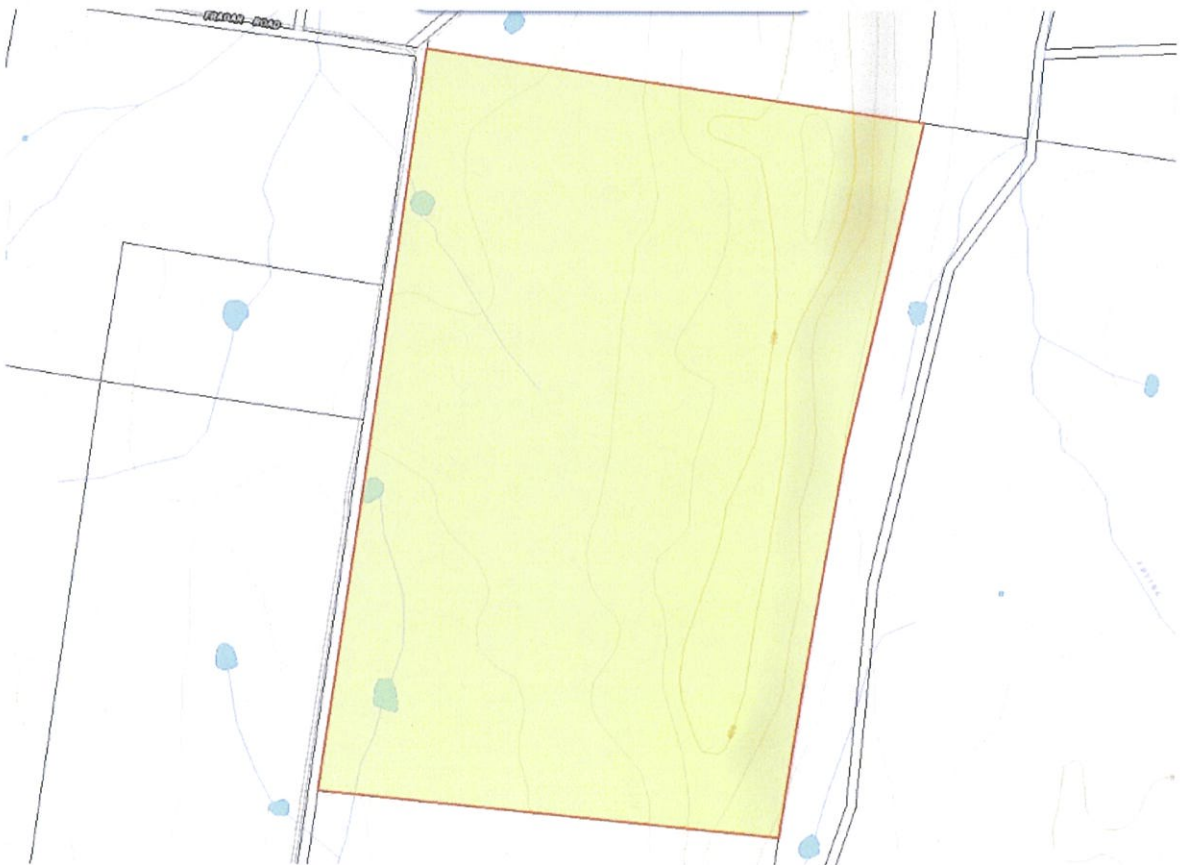
- As per Cowra Council's required 100ha Building Entitlement for Rural RU1 zoning, this is permissible to build a residence - subject to a full DA.



CONTACT AGENT FOR FURTHER DETAILS.

Josh Keefe 0439 269 449
josh.keefe@raywhite.com

Property overview



Disclaimer

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The term 'Agent' refers to Ray White Emms Mooney and includes their servants, officers, employees and any person purporting to act on behalf of them.

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- » Neither the Vendor, Agent nor any of their respective officers, employees or consultants makes any representations or warranties with respect to fixtures, fittings, plant, equipment and other chattels on the property.

- » Neither the Vendor, Agent nor any of their respective officers, employees or consultants makes any representation or warranties with respect to the continuation or enforceability of any license, lease, supply, service consultancy, standard or other agreement referred to in the Memorandum following completion of the sale of the property.
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Those persons associated with the proposed sale have provided all information to prospective purchaser in good faith.

Potential purchasers accept the Memorandum on the condition that they will make their own enquiries and obtain their own independent advice in order to verify the accuracy of the information in this Memorandum.



RayWhite

**Ray White
Emms Mooney**

*“An Energetic,
Enthusiastic
Company with
a passion for
Success”*

Servicing the Central Tablelands

No1. Ray White Rural National Agency
No1. Ray White Rural National Livestock Agency
No1. Ray White Rural National Auction Agency

Molong

34 Bank Street
02 6366 9606

Bathurst

152 William Street
02 6331 0744

Cowra

45 Kendal Street
02 6342 3422

Blayney

28 Adelaide Street
02 6368 4611

Oberon

106 Oberon Street
02 6336 1109

Orange

18 Sale Street
02 6363 0211