



## 'Dowan Hill' 198 Connells Lane Yass NSW

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NSW Sotheby's International is pleased to present Dowan Hill, an historic grazing and cropping property spanning 1184 hectares (2925 acres) along the Murrumbidgee River, just 15 minutes from Murrumbateman.

Offered for only the second time since it was settled in the 1840s, Dowan Hill is one of the oldest properties in the region. It is securely watered, boasting 2 km of river frontage, 2 creeks, a licensed bore, and 40 paddocks (of which 11 are dedicated to hay making and silage). Property has been destocked and is carrying an excellent body of feed.

The five-bedroom homestead is accompanied by excellent shedding (accessible for two-wheel drive vehicles), a five-stand shearing shed, shearers' quarters, and substantial sheep and cattle yards. Dowan Hill's gently

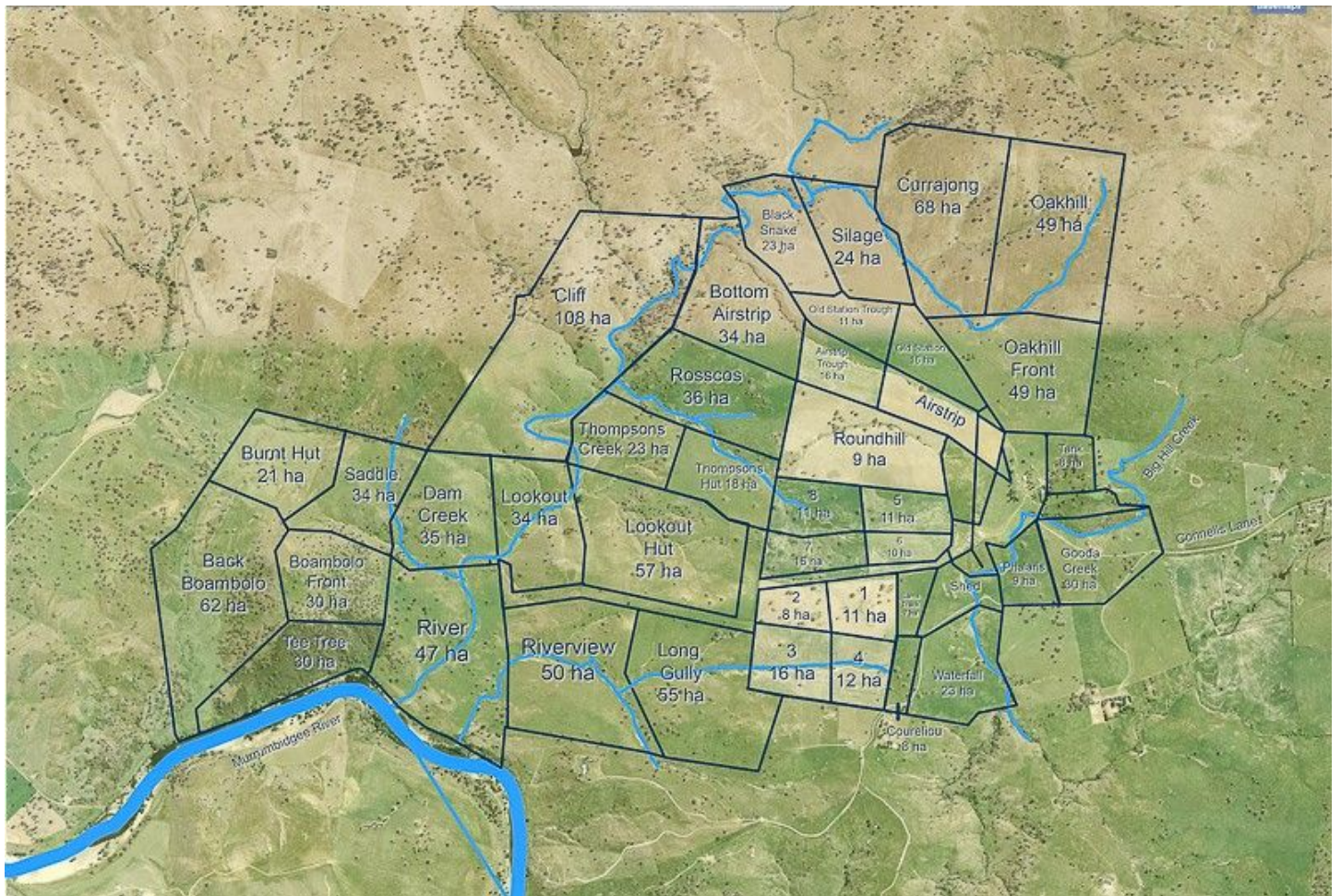
**Land Size** : 1184 ha

**View** : <https://www.byronbaysir.com.au/sale/nsw/riverina/yass/residential/rural/7902943>



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## "Dowan Hill" Farm Layout Plan

