



# FOR SALE

**67 ACRES, 2 BORES, NUMEROUS SHEDS WITH HUGE POTENTIAL. MOTIVATED OWNER HAS PRICED FOR QUICK SALE.**

67 acres of prime river flats to granite type soil slopes with Kikuya, Rhodes, Paspalum grasses plus seasonal clovers. Approx 50% black soil flats with the current owners using approx 20 acres as cultivation to grow small crops. Most of the property can be irrigated via u/g 6' mains on the flats, two bores - one for stock/house, the other was for irrigation, and large dam. The property is divided into 4 large paddocks all with access to water via troughs with ball float shut off valves. There are also 2 x4 bay machinery sheds, 10mx 7m hay shed, double bay lock up car garage with 3 bays of carports attached. Stock yards with crush & head bale, loading ramp and day yards. Ideal set up for cattle or small crops/Lucerne. Just add your dream home... 16 kms to Kingaroy with school bus at front gate.

There is the remains of the old residence which was lost to a house fire.

Single phase power to a pole just behind old house and 3 phase to irrigation bore.

To find out more please call Troy Schultz on 0422225135 Today

**0 BED | 1 BATH | 14 CAR**

**PRICE:**  
\$225,000neg

**OPEN FOR INSPECTION:**  
N/A



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