



**SOLD**

## "RIVERSIDE" DAWSON RIVER FRONTAGE - IRRIGATION

- \* 328 acres prime irrigation country with outstanding improvements
- \* Approximately 200 acres can be currently watered
- \* Well placed near new 6 inch class 9 underground mains does allow majority of the property to be irrigated
- \* October 2019 Reinke Centre Pivot covers 50 acres of prime self mulching soils has been laser levelled and planted to Seed Force 7/30 lucerne variety in October 2020
- \* 350m Side Roll
- \* Dawson River frontage houses a new irrigation pump and all new electrical supply with an allocation of 75meg and 57meg flood harvesting licence, 2meg stock & domestic, temporary transfers available. This water is medium priority Dawson D water
- \* Areas recently pulled and stick raked
- \* Swamp (currently dry) with available irrigation pump
- \* Quality infrastructure, new portable yards with permanent race, vet crush & loading ramp, new steel horse arena complete with rope boxes, 4 sheds - main shed has 3 phase power, fully concreted and is approximately 20m x 28m
- \* 3 bedroom high set home, freshly painted with modern kitchen & bathroom, electric appliances, dishwasher, solar hot water, 5 split system air con's, 5 rainwater tanks AND a massive covered entertaining deck all surrounded by lush lawns and established tree's

The property can be sold WIWO with the latest modern machinery or selected machinery. Contact Kylee for a complete list

Immaculately presented, crops included and with Dawson River frontage, only 6km from the fully serviced town of Baralaba, your inspection is essential to truly appreciate Riverside.

3 BED | 1 BATH | 2 CAR

PRICE:  
\$1,400,000

OPEN FOR INSPECTION:  
N/A



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