



**SOLD**

## IRRIGATE OR GRAZE

Lot 1, 0 Staatz Road, Moonford Q 4630 - Information Memorandum Available

- \* 278 acres located \*7.2km North of Monto - with access from Staatz Road or the Burnett Highway
- \* 1 Freehold title
- \* Elevated open developed ironbark & spotted gum country which has areas that is thinned in the past 6 weeks to 12 months. This lighter country has been deep ripped and improved pastures have been introduced including Seca, Green Panic, Buffel, Reclaimer Rhodes Grass, Lucerne, Cock's Foot grass (blue grass) & White Clover. The Category B (Dark Blue – Remnant Vegetation Areas) area of \*48 acres on a vegetation map.
- \* Gently sloping down to outstanding Three Moon Creek alluvial creek flats, being able to currently water \*43 acres via a 20 acre Reinke Centre Pivot (mobile capabilities), a further \*8 acres could be irrigated (further development with a pivot site chosen), the remaining country being watered with pipes or soft hose irrigator. \*887m double creek frontage to Three Moon Creek.
- \* Water see's 1 irrigation bore pumping \*13,000 - \*15,000gph with 3 Phase Power with a 37KW Pomona Pump, 2nd irrigation bore pumping approx 10,000gph, a 70 meg water allocation from the bores, a Solar Stock bore pumping \*17,000L a day – feeding 3 troughs and \*35,000L of rainwater storage off the shed.
- \* Portable stock yards, vet crush with scales & loading ramp, laneway leading up to the cattle yards. Timber split posts, 4 barb fencing throughout with small areas of steel post fencing – all 4 barb
- \* Shed – 35m x 15m Machinery/Hay Shed with 3 Phase Power, also footings in place behind the shed ready to complete a lean-to, 4 bedroom donga freshly painted inside & new floor coverings with bathroom at one end (plumbed & septic) with concrete pad at the front of the donga.

\* Approximately

Contact Kylee Seeds 0429 849 619 or [kylee@atrealty.com.au](mailto:kylee@atrealty.com.au) to obtain your complete Information Memorandum

0 BED | 0 BATH | 0 CAR

PRICE:  
\$1,080,000

OPEN FOR INSPECTION:  
N/A



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