

FOR SALE

4  | 1  | 4 

95 MONTO MOUNT PERRY ROAD, TELLEBANG, QLD, 4630



"LANBERRIS" IRRIGATION & GRAZING OPERATION IN THE NORTH BURNETT REGION

Wide Bay Regional Real Estate is proud to present for sale, this large parcel of land 631.31 hectares/1,560 acres of mixed irrigated cultivation and grazing country, located South of Monto in the North Burnett Region.

Over 1,000 acres of this property has been cleared, pulled, stick raked and deep ripped followed by improved pastures planted to Rhodes, Seca Stylo, Wyn Cassia, Silk and native Bluegrass and has been developed with contour banks. Included in this is 400 acres of cultivation and the remaining cultivation is good grazing country with undulating slopes. 120 Megalitres Underground Allocation - 6 Bores in total, including 3 unequipped however one pumps at 18,000gph, the other 3 are equipped with details listed further below.

Property Features include:

- 120 Megalitres Underground Allocation
- 170 acres of irrigation flats including 60 acres currently planted to Sorghum
- 380 acres of timbered country has dark fertile soil and grows an abundance of green panic
- 50 acres of cultivation is watered by a bore that pumps 20,000gph from a 450 Trailco soft hose irrigator or 18,000gph using the centre pivot
- Bore 1 is equipped with a 75hp electric motor with all electrical work completed recently
- Bore 2 pumps at 1,250gph with electric motor and waters the cattle yards
- Bore 3 is powered by a windmill and pumps to the house and yard
- Eupan Yulin centre pivot with underground electricity irrigates 50 acres of cultivation (new in

Ty Dan // 0437226831

ty@widebayregionalestate.com.au // www.widebayregionalestate.com.au

PRICE:
Reduced to sell \$3,200,000

OPEN FOR INSPECTION:
N/A

