



FOR SALE

160 ACRES CATTLE BREEDING & FATTENING PROPERTY OR RACEHORSE SPELLING FACILITY.

Situation: Positioned in the picturesque Thornville district. 30 minutes from Crows Nest. 60 minutes from Toowoomba.
Ideal improvements for a racehorse spelling facility or a cattle stud. (fenced into 20 paddocks)

Facilities: Wireless internet service, 3-day mail service, school bus service close by.

Area & Tenure: 64.74 Hectares (159.97 Acres)

Country: A very clean and productive parcel of renowned scrub soils. The property has been pasture improved in areas with Rhodes, Green & Gatton panic, and purple Pidgeon. The property has large areas of Kikuyu and native blue grass with clovers in winter herbage season.

Cultivation: Nil at present. The property has areas of old-contoured cultivation paddocks.

Water: 2 bores. No 1 is approximately 100' deep. Equipped with a windmill. No 2 is fitted with an electric submersible which requires a 4.5kva generator to run the pump. The pump is pumping at approximately 600gph. Water is pumped to Head tanks at approximately 56,000l capacity, which gravity supplies 11 stock troughs. 1 x stock dam which has a water line to connect to stock water tanks. House rainwater storage consists of 5 tanks which have a capacity of approximately 55,000L.

The property is divided into 20 paddocks with access being via 2 laneways. Fencing conditions range from new to fair, fences are mainly 3.4 barbs with plain wire. Sections of fencing are hot-wired with some site wire, and 2 paddocks are fenced with netting.

A large set of steel yards which are positioned adjacent an old dairy. The yards are fitted with a race, cattle crush, tru-test scales and a loading ramp. A separate calf race and cradle are in place.

Homestead: Classic timber home, 3 bedrooms, main with a bathroom adjacent, plus a second

4 BED | 2 BATH | 6 CAR

PRICE:
\$2,240,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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