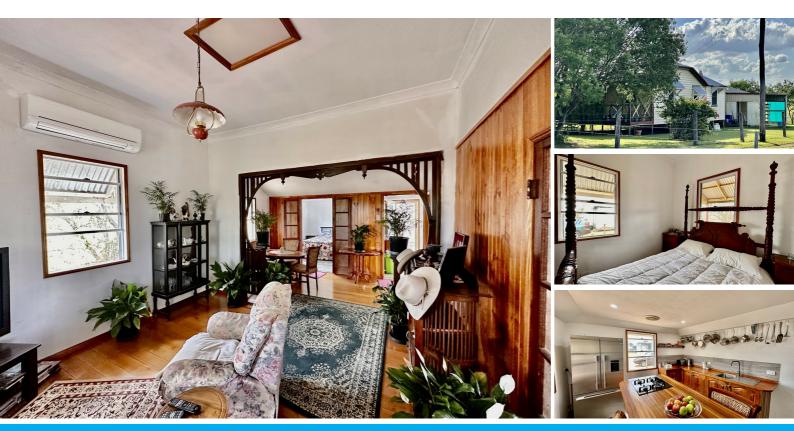
## 38 SPENGLERS LANE CLARENDON

# *(a*realty



## FOR SALE

#### 47.50HA ALL USABLE LAND - CUTE QUEENSLANDER HOME

2 Titles

47.5ha (117ac) of usable land

13mgl per year Atkinson Dam Water Allocation - current owner has never had to use this allocation !

THE HOME 1900's Queenslander style cottage , 2 bedrooms, 1 bathroom with a 2nd toilet on the rear balcony Polished Floors Timber kitchen with centre cooking hob (gas) New Gyprock walls Stunning Timber archway in the lounge / Dining area Front and rear decks Dog proof house Yard 100,000ltr rain water storage

#### THE LAND

All Usable RICH BLACK SOIL - suit any production crops Has been used to grow RhodesGrass pasture and harvested into small square bales for the Owners use

3 Fenced squares and a laneway make for easy cell grazing and stock movement if you have horses or cattle , at the rear is the most productive grazing pasture - abundant water from large dam Underground Irrigation runs from the Big dam into the 2 square paddocks ( using a fire fighting petrol pump ) mostly this has been used as a dryland farm as the soil is so productive Several other (desilted ) dams are in other paddocks for easy stock water

#### YARDS AND SHEDS

Older set of cattle yards with a BeefBoss Crush and loading ramp at the front of the farm 2 Bay roller door and 2 bay carport for house yard ( inside dog yard ) Concrete floor and power connected

20ft container for storage attached to a High bay open shed ( suit cattle truck or horse truck) 6 bay shed , half open with gates , half with doors

## 2 BED | 1 BATH | 14 CAR

PRICE: \$1,000,000

OPEN FOR INSPECTION: N/A



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