



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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