257 BASIN ROAD, KINLEYMORE, QLD, 4613









FOR SALE

LIFESTYLE PLUS INCOME

159 acres in the prime farming area of Kinleymore, offering rural living with opportunity for cattle, agriculture plus added income from managing or leasing the established piggery.

LAND
159.23 acres (64.44 Hectares) of undulating red soil scrub country. Currently used for grazing and suitable for running around 35 breeders (cow & calf combination), with areas suitable for cultivation. The property is divided into 2 paddocks, with water troughs to both paddocks supplied by the Proston Rural Water Scheme. The piggery complex is located in the far north west corner of the property with a separate entrance from Basin Road.

WATER
Water Security is provided by access to the Proston Rural Water Scheme, as well as 2 dams, a soak, and an unequipped bore, and rain water for the house.

HOME
Spacious older style Post War home -
• Set well back from the road, in an elevated position, overlooking surrounding farms.
• Separate lounge and dining with glass front fire
• 3 bedrooms (2 large bedrooms, and 3rd bedroom with adjoining sleepout)
• This Post War home features decorative ceiling roses and cornice in the living areas and 2 bedrooms, with spacious rooms of a bygone era.
• Fully fenced house yard
• 4 bay shed, with concrete to 3 bays
• Solar panels on shed to offset power bill
• Ample rain water supplied to house for domestic use, as well as Proston Rural Water for gardens, lawns and general use.

PIGGERY
Established piggery with 7 sheds, interconnected with covered concrete laneways. The piggery is well set up with Silos and automatic feeders.
Currently approved for 2,014 SPU with approval to expand to 3,500 SPU. The piggery has previously been leased, and is now ready for a new owner to continue to manage or lease, with licenses in place for a smooth changeover.
The piggery has 3 x Effluent ponds set up for drip irrigation throughout the front section of the

3 BED | 1 BATH | 4 CAR

PRICE:
$1,250,000

OPEN FOR INSPECTION:
N/A

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