

FOR SALE

"AKUNA PARK" >372.8 ACRES WITH MAGNIFICENT VIEWS OVER COOBY DAM.

Where can you find a property this size that can offer so much diversity?

Offering 372.8 acres of freehold undulating land that has incredible tourism potential, and is currently a primary producing property that stocks 80 Wagyu breeders, with quality 50 acres of farming flats (in two paddocks) that were previously cultivated.

and the surrounding ranges from several potential house or cabin sites across the property.

And there is a regular annual income from the gravel pit.

Pastures include green panic, Rhodes grass, kangaroo grass, bluegrass, and many other native species.

The property has 1.5 km of bitumen frontage, situated 17km north of Highfields and 28km from Toowoomba.

Features of the property.

*The Gavel pit lease runs through to 2033 and has guaranteed income. (lease details are available on request)

* Nearly new steel cattle yards with vet crush and loading ramp. All-weather road access to the yards.

* Solar pump at the dam (9m deep x30sqm) near the yards, pumps 800 gal per hour to a storage tank and is reticulated to the stock water troughs nearby.

* 6 well-fenced paddocks with seven dams, one spring-fed (catchments for another 8)

* Timber species on the property include Ironbark, Wattle, Greygum, and Bloodwood.

* 3 bay Machinery shed, with a 22,000L Poly tank.

* A container in excellent condition.

* Views looking out over Highfields and Toowoomba from the highest point.

* Ergon Energy power line traverses the property.

* The owner has graded many tracks throughout the property for easy access and mustering cattle.

The property is offered at a WIWO price, including machinery valued at \$100,000. Cattle are excluded from the sale

All machinery was bought new, one owner, well-maintained, and sheltered under cover.

List of Machinery.

* 4 Wheel Drive Ute. 300 litre spray unit and new pimp.

* McCormick CMAX front wheel drive tractor with cabin, loader, bucket, and forks. 2,600hrs.

* 60hp Turbo scid steer.

0 BED | 0 BATH | 0 CAR

PRICE:
\$2,555,000.

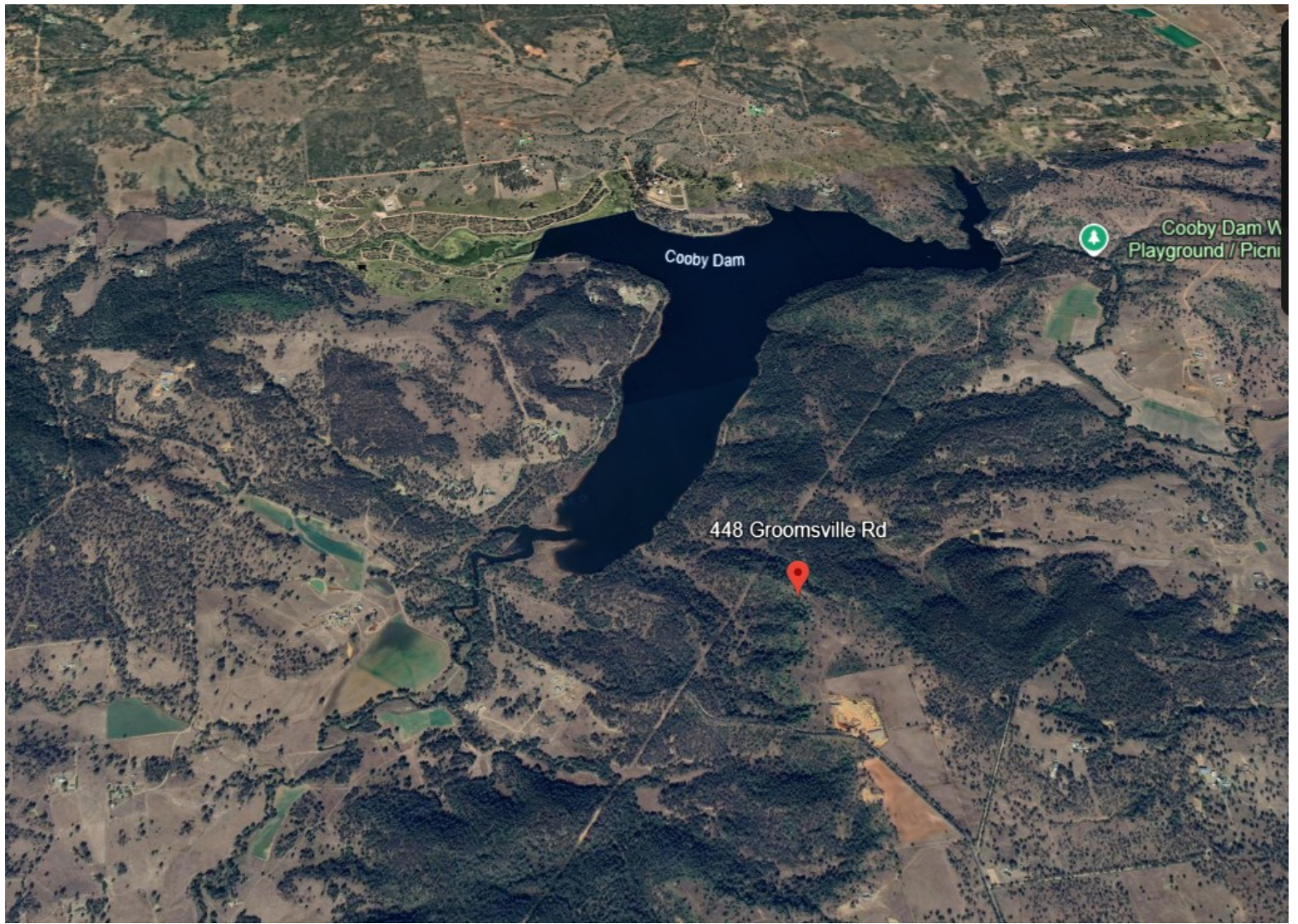
OPEN FOR INSPECTION:
N/A



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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.