



FOR SALE

MAGNIFICENT MARY RIVER GRAZING AND FARMING COUNTRY

47 acres (approx) of first-class river country with 48 Megaliter's of water entitlement and irrigation infrastructure in place, located along the Tiaro reach of the Mary River. Only 25km's south of Maryborough and 65km's north of Gympie.

The block is currently used for growing and fattening steers but has a previous history of growing Lucerne and other crops.

This impressive river country will easily support and fatten cattle at a carrying capacity of one beast to the acre or more with minable management. Fenced into 3 paddocks for rotational grazing and this also assists with flood management of livestock when the need arises.

The owner has been thorough and diligent when it comes to weed control and the block presents in top condition. The property also boasts a solid and functional set of stockyards with an all-weather road access.

A high and dry ridge which offers views out over the entire block and provides a space to build your home and other infrastructure as needed.

A council-maintained road provides access to the front gate and power is on the boundary. Underground water is also close by with a bore that has been used to supply water to a header tank and into a livestock trough.

This type of river front block doesn't present to the market very often and would suit a buyer who is looking to establish or extent a livestock / farming business.

Tiaro is bustling small town and boasts a Primary School, Butcher Shop, Supermarket, Pubs, Chemist etc.

The sale price is plus GST if applicable.

Please give Phil Edmunds a call with all your enquires.

0 BED | 0 BATH | 0 CAR

PRICE:

Offers over \$800,000

OPEN FOR INSPECTION:

N/A



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