

FOR SALE

“TULLAMORE SPRINGS” 99 Booie Rd, Nanango

First class Improvements, Irrigation and superb horse complex

159.85Ha - 395 acres

*99 Booie rd, off Burnett Highway, 6km north of Nanango, 2 hrs to Brisbane.

Rates –Sth Burnett Regional Council are \$1628 per half yr; 2 freehold titles.

*All services available with daily mail delivery and weekly rubbish collection.

Primary and high schools in Nanango.

*The country is gently undulating with about half being Barker creek flats, and associated flat area of mostly black clays with some lighter sandier loams. The undulating area is open timber grazing with some 75 ac stick raked and sown to improved pasture of Rhodes, digitaria and bluegrass.

* PMAV is in place with only a small area of remnant vegetation.

***Irrigation:**

Irrigation bore has a 3ph submersible pump currently set at 14,000gph.

A total of 140ac can be watered from this bore, serviced by 4” and 6” underground mains. 100ac on the creek flats and 40ac on other higher grass country. There is 14ac of cutting Lucerne established that can be irrigated.

There is also a separate 65ML licence from Barkers creek.

A solar powered stock bore delivers to 3 x 5300 gallon and 1 x 2500 gallon, header tanks for stock and garden use. This bore also supplies two tanks at the cattle yards.

*Improvements:

Fencing: all in sound condition, internal and boundary are wood or steel post and four barbed wires.

Sheds:

16m x 9.5m steel frame shed, machinery/workshop fully enclosed with two roller doors, concrete floor, and numerous lights and power points.

Hayshed/machinery shed; partially enclosed-Steel frame 15m x 36m; built 2018

Cattle yards:

Oval rail steel yards with full vet crush, scales and loading ramp.

Equestrian Complex: Completed in 2018

Very well built steel frame shed 11.4m x 20m, with 4 state of the art stables with led lighting, concrete floor, timber panelling, wash bay, feed container and water supplied from 5300 gall tank with an electric pump. 15amp power is available across the building.

A professionally built ELD 60m x 20m dressage arena with sand base.

An 18m diameter angle sided round yard with professional ELD base

Homestead;

A very well constructed beautiful modern brick home, is built on the side of a hill in the middle of the property. It has an expansive open plan living area, wood heater, large undercover BBQ and entertaining area off the kitchen, and is surrounded with open verandas with extensive views across the valley.

The master bedroom has spacious en-suite and walk-in robe, with magnificent external views.

The other 3 bedrooms all have built ins, with easy access to bathroom and toilet area.

A double garage with automatic roller door is adjacent the house.

The house yard is fully fenced and dog proof. There are

4x 5000 gal water tanks for house use.

An 8KVA generator is on standby should there be power failure, allowing all electrical items to keep functioning.

This superbly designed and constructed house is well complimented by the quality practical improvements across this property.

The property would support a combination of mixed farming grazing and equine enterprises, enhanced by the secure water supply available and good soil types in the farming and grazing area. Secure fencing, quality improvements and large body of feed available will impress the astute property buyer.

The property is for sale by public on line auction on May 7, 2020

Offers prior will be considered. Farm machinery available at valuation.

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