

**\* Arcadia \* Chances Plain Road, Chinchilla, Qld 4413**



## **Sold Mixed Farming**

Thursday, 10 August 2023

\* Arcadia \* Chances Plain Road, Chinchilla, Qld 4413

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 109 m2**

**Type: Mixed Farming**



Warren Barker - Chinchilla

**\$1,550,000**

Situation: Positioned only 6 kms east of Chinchilla and 3 kms from the Warrego Highway with bitumen road frontage in the highly sort after Chances Plain district Area: 109.00 Ha's (269.345 ac's) Freehold Rainfall: 660mm per annum Country: Principally all deep Brigalow, Belah scrub country gently sloping towards the northwest of the property. All has been cleared apart from shade clumps. Totally white on the veg map. Presently well grassed with pastures including Creeping Blue Grass, Natural Blue Grass and Clover herbage. Mostly all could easily be returned to farming. All contoured were necessary. Services: Power and phone connected, mobile phone reception, school bus to all Chinchilla schools and mail service available Water: Very well-watered by 2 good size dams just below the house yard. An electrically equipped pressure jet pump supplies water to numerous taps around the house yard, stables and to the 5,000-gallon poly tank which gravitates to 3 troughs. 2 x 5,000-gallon poly rainwater tanks store rainwater for household use. Home: The 3-bedroom country style home with 2 sleepouts/sunrooms is nestled amongst established gardens in a large fully fenced house yard. The northern timber verandah overlooks the gardens. Features of the home include a generous lounge/living area adjoining the well-equipped kitchen. This living area opens onto the front verandah. The home has 2 split system air conditioners and wood heater. Great rear under roof patio with attached studio ideal for a home office or teenagers retreat. A 13-panel solar system has been installed. The home will be freshly painted inside and new floor coverings will be installed prior to the auction. Sheds and Improvements: • Fully enclosed single garage with attached single carport and covered storage area at rear. Also attached is a semi enclosed carport suitable for the caravan or horse float etc • 1 x Semi enclosed 3 bay hay shed • Stables comprise of 2 partially covered pens together with a good size round yard and tack/feed room Yards: Excellent set of near new steel cattle yards with drafting pound, race, head bail loading ramp and water connected. A small lockable vet storage area is beside the yards Fencing: Extremely well fenced and subdivided into 6 main paddocks and 2 holdings paddocks around the yards and stables Carrying capacity: Depending on whether forage crops are utilized this property could easily turn off 100 to 150+ head per year Remarks: Absolutely top shelf mixed farming & grazing country property extremely well suited to grow all types of grain forage crops etc. Ideal for the retired grazier looking to still run a few head of cattle & only being minutes from town. An inspection is fully recommended as properties of this calibre rarely become available. Contact Warren Barker 0429 893 099 or Terry Ryan 0418 260 063 for further information or to arrange your inspection NB: Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the above details