

" Ardnaree ", Drillham South, Qld 4424

Other For Sale

Monday, 29 April 2024

" Ardnaree ", Drillham South, Qld 4424

Area: 1149 m2

Type: Other



Owen Brockhurst
0428697055



Andrew McCallum
0427581889

Auction

The Drillham area still represents some of the best buying opportunities in Queensland. • Bitumen access located on the Drillham South Road, *13km to Drillham, * 31km to Miles, and *134km to Roma. • *400 acres of cultivation, *250 acres currently planted to Oats with room to expand with little effort. • Natural blend of productive soil types, excellent creek flats, supported by natural pastures, Buffel, Green Panic, and Sabi grasses. • Timbers consisting of Brigalow, Belah, Kurrajong, Wilga, Ironbark, Box, and small areas of Pine, with Gums along the creek. Improved carrying capacity with selective pulling and stick raking. • Well-watered by eight good-sized dams, supported by permanent holes in the Drillham Creek running East and semi-permanent gullies running through the middle of the property. • Good fences, renewed over the past 12 years, consist mainly of wooden posts with a combination of 4 and 5 barbs. Subdivided into 14 paddocks. • A comfortable four-bedroom home with a new kitchen, stone-top benches, walk-in pantry, ducted air conditioning, and freshly painted inside and out. A five-room office complex or granny flat is designed as a worker's area or a two-bedroom home. • 5-bay machinery shed cement and power; vehicle/storage shed, one bay cemented for commodity storage; wooden cattle yards with bitumen frontage. "Ardnaree" offers excellent potential in a central location close to major cattle-selling centres, feedlots, and grain-handling facilities. A compact operation with good improvements that could effortlessly be taken to the next level with minimum capital outlay.