

*** Santa Park*, Miles, Qld 4415**

Sold Other

Monday, 14 August 2023

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Area: 259 m2

Type: Other



Warren Barker - Chinchilla

\$1,185,000

Situation: Positioned only 16 kms west of Miles & 5 kms south of the Warrego Hwy with all-weather access. Area & Tenure: 259.0165 Hectares (640 Acres) Freehold - Lot 204 on BWR 273 - Western downs Regional CouncilCountry: It is estimated approx 70% of "Santa Park" comprises of Brigalow, Belah melon hole scrub soils with the balance running to lighter quick responding red Wilga, Ironbark, Pine country. Pastures predominantly consists of Bambatsi, Panic, Buffel & natural grasses together mixture of Stylos & Desmanthus. The property is mostly white on the Vegetation map with only a small area of approx 50 to 60 acres showing some colour.Water: Watered by 2 good dams with the main pumped to poly tank gravitating to 2 troughFencing: Boundary fences are in very good to good stockproof condition. Subdivided into 4 main paddocks plus a couple of holding paddocks near yard & dam. Mostly all the internal fencing is in very good condition.Yards: A good set of cattle yards with a combination of timber & portable steel panels which includes loading ramp, vet crush & calf race. (No branding cradle)Carrying Capacity: Sellers presently runs 120 weaner steers from April through feeder steers in March the following year.Remarks: A fantastic additional fattening enterprise property or just a great little starter block. Your inspection is recommended.NB: Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the above details.