

# " Teddies and Ardena ", Goovigen, Qld 4702

## Other For Sale

Friday, 9 February 2024

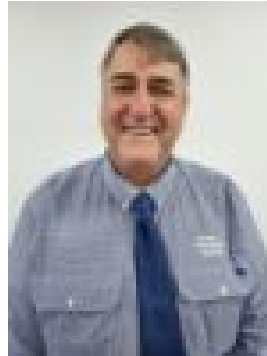
" Teddies and Ardena ", Goovigen, Qld 4702

Area: 899 m2

Type: Other



Dan Tyson



Bill Reid

0437035017

## Auction

"Teddies" and "Ardena" are ideally located \*15km Jambin, \*44km Biloela, and \*100km Rockhampton, taking advantage of Biloela's and Rockhampton's selling centres and meatworks facilities, with both towns offering all regular retail and banking outlets as well as sporting and cultural facilities. A tremendous balance of rich red loamy soils and heavy dark softwood scrub soils. Well developed Brigalow Bottle Tree country with a dense body of improved pastures including Buffel, Green Panic, Rhodes and Blue grasses. Supported by thick bases of legumes including Stylos. "Ardena" has previously been cultivated but has been returned to improved pastures. Water is a feature with 8 dams across both properties. 2 large dams are equipped with solar submersible pumps, supplying water via 63mm poly to 7 tanks and 17 troughs positioned throughout. Subdivided into 15 main paddocks with double frontage to the Burnett Highway. Securely fenced with 3 and 4 barb and some plain wire fences. An underpass provides safe and easy access for livestock movements on both sides of the highway. A laneway system services the cattle yards for ease of management. Comfortable lowset 3-bedroom air-conditioned homestead with 1 bathroom and a second toilet. The home provides open plan living with a spacious kitchen an additional office that could be made into another bedroom, and a large, enclosed entertainment area and laundry. The complex has well established and maintained lawns and gardens, and fully enclosed 3 bay shed with cement floor and power. Large set of mixed steel and timber cattle yards with steel loading ramp, crush, calf branding facilities and 5-way draft. Agents Remarks: A huge abundance of grass has created the immediate opportunity to maximise returns from this quality property in a sought-after location.