

**0 Edmonds Road, Hampden, Qld 4741**



**Sold Residential Land**

Thursday, 4 January 2024

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Area: 25 m2

Type: Residential Land



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**\$700,000**

20 minutes away from Mt Pleasant (North) - Access is from the 'Bruce Highway' North before 'Kutabul Pub & Hampden School' (Located on the Green Belt of Mt Jukes Mountain) + massive boundary to Constant Creek (5 Barb Fenced and is full of Rainforest & Mango Trees) - Owners of this 'Improved Pastured'-'Fenced' hobby fam holding are retiring and want to sell this gem of seclusion, yet still easily accessed rural lifestyle property. The Block with massive access to permanent water/water holes is cut into 5x large paddocks (agisted rental of at times 50 head of cattle give or take but will take more heads as there are massive amounts of grass). Improved pasture with mixes of 'Signal - Guinea Grass and Improved pasture varieties as the mixed seed was used as advised by my owner who seeded for all conditions. As a labor of love, the owner cleared all pest grasses including Lantana Bush - Vines & Other Issue plants to have a great feeding pasture. A 95% amount of the land is cleared as it was in its past cane paddocks many many years prior. High-Quality Rail Corridor Fencing on both sides of the '2x Titles' with actual Rail-line - Corner Stays & Supports (4.2ha-10.37 acre on the front title while the balance is over the rail line directing the 2 allotments). Access is via gates on the line side BUT has under Main Line access - (refer to pictures). Perfect 'WEEKEND' Block to 'Fattening UP' location for any larger grazier wanting to save weight by feeding prior to the meatworks. Stockyards included plus has Solar Pump - Bore Shed - All troughs are fed via gravity from the fill tank off the bore via 2inch poly - basically all the water you could ever need - Cattle Graziers out-of-town owners EXPECTED El Nino Pattern to commence again, THIS land is perfect for fatten-up stock prior to market sales or part Feed Lot & Normal Graze on balance. Where do you set value on the land + Improvement, If your Bank states \$ figure per acre (Is it cleared - fenced - water accessible & usable) Buyers nominate a figure for full fencing - drought proofing via bore water - pipeline to troughs - clearing of trees above std land - 3x tractors in a 4 Bay machinery Shed - Stockyards & Of-course the closer than the normal location of this acreage to Mackay only 20 minutes in not hours + away. The location of the block with its river sands near the Constant Creek & 6 Mile Creek boundaries (2 boundaries bounded via creeks). The land seems this location is a bit of a wet belt as this area does see a hell of a lot of rain (The grasses are thick busy and quite high for normal Mackay-style paddocks) Features include: • Access Roadway (address is correct but it is not the roadway used to get to the acreage) • Secure Fencing - Heavy duty posts - corners, Light elevation you can see all of your herd • Rainwater tanks - No Power however a Larger System of Solar + Battery gets you off the grid • Bore is equipped with a Solar 72-volt submersive pump on a Possible 2000gph bore suggested • However, should you decide there would be numerous drill spots off the same stream • River silt soil ranging from chocolate to finally RED Soil at the Shed (Suits food production) • Big Farm Industrial Bay Shed with 3 x Roller Doors - 'High Frame' - 125mm Concrete Slab • Ford 7810 (100hp) 4WD A/c Cab - Fordson Major + bucket & David Brown + front blade + slasher • Currently, 50 heads are agisted, add your 50 or try another venture & use the income from 50 • This is a quiet location and with an asking value easily explained below it's very much a DEAL! Contact Joe Morabito Lj Hooker  
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