

1072 Kilcoy Murgon Road, Sheep Station Creek, Qld  
4515

SHEPHERDSON & BOYD

## Livestock For Sale

Thursday, 15 February 2024

1072 Kilcoy Murgon Road, Sheep Station Creek, Qld 4515

Area: 226 m2

Type: Livestock



Mike Barry

0427165665

**\$3,500,000**

\* 226.32 hectares or 559 acres.\* Only 10.7 kms or 7 minutes from Kilcoy on bitumen road.\* Quality property with approx. 80 acres of creek flats with approx. 40 acres previously farmed (now pastured), with remainder having been stick picked & regularly slashed. Approx. 300 acres of well cleared undulating country, majority of which has/can be slashed. Remaining approx. 180 acres is hilly to steep native woodland.\* Superbly pastured & carrying a dense body of feed.\* There are 2 homes, each with their own access.3 bedroom brick home built in 1979 (new roof 2017). Sunroom, lounge, kitchen/dining room, double garage, with internal access. Reverse cycle air conditioning in main bedroom & lounge kitchen area.Meter box wired to accept generator if any power failure.62,500 litres of rainwater storage plus bore water supplied to garden & home.Set in attractive fenced grounds with expansive views.High set 3 bedroom Queenslander. Renovated in 2018/19. 3 bedrooms, large lounge, timber floors, ceiling fans in main bedroom & lounge, covered rear deck & front veranda.Garden shed. 24,500 litre rainwater tank. Bore water connected.Fenced garden plus approx. 2.5 acre horse paddock.Currently rented at \$400.00 per week to a long term tenant.\* 25m x 10m lockable machinery shed with power. Adjacent concrete slab ready to be built on, car/caravan size.\* Timber cattle yards with access off bitumen road. Spray race, vet crush, loading ramp & bore water connected.\* Superbly watered with frontage to permanent Sheep Station creek.Equipped bore (potable water) supplies approx. 1,000 gph. 11,000 litre storage tank with water gravity fed to homes, yards & horse paddock.Seasonal Rollman's Gully traverses the property.Several good dams.\* Fenced into 3 main grazing paddocks, holding paddock adjacent to cattle yards, 8 acre horse paddock adjacent to brick home.Fencing in good condition with 4 barbs.\* "Waitawhile' is a quality cattle property located in the highly regarded Kilcoy district & close to town.\* Council has indicated that the property can be subdivided with the smallest Lot no less than 100 hectares.