

1268 Cannindah Rd, Cannindah, QLD, 4630

Sold Rural

Tuesday, 25 April 2023

1268 Cannindah Rd, Cannindah, QLD, 4630

Bedrooms: 2

Bathrooms: 1

Type: Rural



Rob Bygrave

Rural Living at it's Best

1268 Cannindah Road is a great little property with a good balance of irrigation and cattle grazing. Of the 378-acres, there is almost 90 acres that can be irrigated by the 25 HP electric motors driving turbine pumps. One motor pumps approximately 12,000 gallons per hour while the other pump does 8,000 gallons per hour. Both include a Irtec Hardhose 320 metre, 4 inch hose. Alluvial soils, approximately 60 acres of Splinter Creek flats while another 25 acres can also be irrigated with the underground mains that run both sides of the Cannindah Road. The flats are planted with lucerne, and forage suited for either Hay or Cattle Grazing. A near new Hardhose irrigator is included in the sale.

Both sides of the road are split into several paddocks making cattle production and management quite simple. A serviceable set of stockyards including a Vet Crush which is adequate for the current stock number.

There is also a 150 head feedlot with the pens & feed troughs in place.

A very nice two-bedroom lowset home with a patio leads out to a large lawn area and a 13 metre inground lap pool. A self-contained living quarters, ensures privacy for guests and family and is situated close to the home.

Various sheds about the yards include a tidy workshop, car, and truck sheds. Other infrastructure included is a wooden hay shed and various grain storage silos.

Large and smaller dams service this property as well as a submersible pump from the cultivation, which pumps to a tank on the hill.

The country is well grassed with a mix of mainly Narrow Leaf Ironbark, Silverleaf Ironbark and is also 100% white of the Vegetation Management Report.

This property offers a good mix of cattle grazing and hay production which could be increased or decreased depending on your management strategies, along with the excellent living conditions included. Situated approximately 15 km East of Monto with good all-weather roads and bordering the Splinter Creek. This property ticks a lot of boxes for a productive rural lifestyle. Priced to sell at \$1,400,000-.