

# 1419 Wondai Proston Road, Leafdale, Qld 4606



## Livestock For Sale

Friday, 19 April 2024

1419 Wondai Proston Road, Leafdale, Qld 4606

**Bedrooms: 7**

**Bathrooms: 1**

**Parkings: 3**

**Area: 231 m2**

**Type: Livestock**



Chris Crouch

0741622233

**\$2,500,000**

Acacia Park is located in the Leafdale region of South Burnett. Spanning 546 acres of freehold black and red soil, plus an additional 24 acres leasehold, this property is prime agricultural land with black and red soil. It features 59 acres irrigated by a nearly new centre pivot, supported by two interconnected dams with a total capacity in excess of 350 megalitres. The infrastructure for a second pivot to cultivate another 80 plus acres is already in place. There are two other stock dams, with existing water infrastructure and another spring fed dam. Capitalising on the dam at the front of the property is additional underground piping that can be used to support a travelling irrigation system. Acacia Park offers an ideal opportunity for mixed farming operations and is largely (85%) cleared. This property offers diverse potential uses such as a stud farm, cropping activities, or as a backgrounding (silage) or finishing operation. With a bitumen road frontage. The property is a short drive to Kingaroy and local towns of Wondai and Murgon. Boondooma Dam & Bjelke Peterson Dam for the fishing and boating enthusiast is nearby. Murgon Saleyards, hosting fat and store sales on a liveweight basis, operate fortnightly. The residence features three large bedrooms with air conditioning plus a study, with views from the well-appointed entertaining deck. The property offers multiple revenue opportunities with a potential to lease four self-contained modern dongas complete with individual ensuite bathrooms and a camp kitchen area, ideal for farm stays or other rental accommodation. There are multiple sheds with a large hay shed and workshop area with storage space.