

1472 Twin Creeks Road, Yarrol, Qld 4630



Other For Sale

Thursday, 18 April 2024

1472 Twin Creeks Road, Yarrol, Qld 4630

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 4176 m2

Type: Other



Mark Simpson

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Contact Agent for Details

LOCATION50* kilometres south east of Monto in the Yarrol district. Eidsvold 89* kilometres, Mount Perry 80* kilometres and the city of Bundaberg is 180* kilometres. **REAL PROPERTY DESCRIPTION**Lot 11 on YL534, total area is 10,550 acres comprising 10,320 acres freehold plus 230 acres of roads. **COUNTRY**Located at the headwaters of the Burnett River with approximately 20 kilometres of double river frontage, as the name suggests there are 2 major creeks, Big Twin and Little Twin plus numerous gullies and hollows. The country is mostly undulating and steeper slopes rolling from one hollow to the next. Approximately 1000 acres of softwood scrub country that has been pulled and sown to buffel, panic and wynn cassi. High rainfall area with coastal influence of showers as the property is just on the western fall of the range directly behind Lake Monduran. Rainfall ranges from 35 to 40 inches per year across the property.**TIMBER DEVELOPMENT & PERMITS**1,000* acres has been tordoned. A clearing permit under "Managing a native forest practice" for an estimated 3,870 hectares. **FARM FORESTRY**The owner conducts a Farm Forestry Practice on the property harvesting mill and fencing timber. Good stands of spotted gum and ironbark with exotic furniture timber such as Tulip Oak and Crows Ash in the rainforest.**STRUCTUAL IMPROVEMENTS**The yards and residence are 4* kilometres from the front gate, renovated residence has 2 bedrooms and a large office or 3rd bedroom. Built in robes in the bedrooms and built in cupboards in the office, the office leads onto a rear covered deck. The walls and the ceiling has been fully insulated and cladded with colourbond, provision for a slow combustion woodheater has been built. Modern bathroom with separate shower and bath, open plan living, timber bench tops, gas stove, solar hot water system and new septic system.The workshop, machinery shed and hay shed is 6 bays and 27* metres x 12* metres with 2 bays concreted. Vehicle shed and storage shed.Timber stock yards at the homestead with Leitchs CIA head bale, calf cradle and plunge dip, new race and loading ramp. A 2nd set of steel panels yards located further up the river with a bush hut used for staff accommodation. **WATER**The homestead bore is equipped with a solar pump supplying an elevated 3,000* gallon poly tank that gravity feeds to the house and troughs, a back up pump is in the river. Good holes along the Burnett River, Big Twin and Little Twin Creeks and 15 dams. **FENCING**Twin Creeks is subdivided into 9 main paddocks and 4 holding paddocks.**CARRYING CAPACITY**The owners rate the carrying capacity at 500 to 600 breeders depending on the season or 800 to 900 heifers from weaner to feeder weights. Excellent cow and heifer fattening country.