

**1731 Pelican Back Road, Chinchilla, Qld 4413**



**Other For Sale**

Thursday, 14 March 2024

1731 Pelican Back Road, Chinchilla, Qld 4413

Area: 259 m2

Type: Other



Warren Barker  
0429893099

## Auction

Situation: "Melrose" is 37kms north-east of Chinchilla and 105kms northwest of Dalby in the renowned cattle district of Burncluith. Good all weather road access with only 13kms of gravel road and the balance bitumen  
Area & Tenure: 259.017 Hectares (640 acres) - Lot 6 on LY148 - Western Downs Regional Council - Freehold  
Services: Mobile phone reception plus single-phase power has been recently connected to a service pole beside the bore. Rainfall: Approximately 660mm per annum  
Country: The property comprises of good Brigalow, Belah & Wilga melonhole scrub soils. Close to 300 acres has been cultivated in the past and has in the past grown good forage crops such as oats etc but is now showing strong stands of a mixture of Bambatsi and natural Blue grass. Balance of the property is well pastured with mainly natural Blue grass throughout and is presently displaying some areas of regrowth at various stages. The vegetation map is totally white with a PAMV map locked  
Water: Well-watered with 1 large dam & 2 smaller dams plus 1 x bore equipped with an electric submersible pumping to a 5000-gal poly tank which reticulates to 5 concrete troughs. A poly pipe from the main dam to the 5000-gal poly tank is in place if required  
Shed: 1 x Fully lock-up 12m x 9m shed with 4 extra wide roller doors and concrete floor in excellent condition (power not connected). A gravel driveway has been newly formed from the front gate to the shed and cattle yards  
Yards: Good set of wooden cattle yards includes vet crush, branding cradle, loading ramp & concrete water trough are connected to a holding yard & laneway system  
Fencing: Fencing is in reasonably good condition overall being mainly ironbark/ steel posts with 4 barb. The property is subdivided into 7 paddocks with laneway to the yards  
Remarks: Properties such as "Melrose" are hard to find and rarely come to the market. Perfect opportunity exists here to build your new home on this great property with power connected and shed already built. The sellers are very motivated to move onto their new project and are keen to achieve a sale at Auction. Your inspection is fully recommended. Give Warren Barker 0429 893 099 or Terry Ryan 0418 260 063 a call for further information or to arrange your inspection  
NB: Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the above details