

1827 Boort-Koi Road, Hookwood, Qld 4415

Nutrien Harcourts

Other For Sale

Friday, 2 February 2024

1827 Boort-Koi Road, Hookwood, Qld 4415

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 518 m2

Type: Other



Warren Barker - Chinchilla

Just Listed For Sale

Positioned: Only approx. 33kms N/E of Miles & approx. 42 kms N/W of Chinchilla with good all weather access via Warrego Hwy & Boort-Koi road. Total Area of 518 Hectares (1,280 Acres) - Lot 7 on AU24 - Western Downs Regional Council Country: "Boort-Koi" comprises of nearly 600 acres of Brigalow Belah country showing good stands of Blue grass with slight melonholes. Balance of the property runs back to Box, Gum & Ironbark type soils pastured with mainly natural grasses & some scattered Buffel. Mostly all cleared except for shade clumps & small areas of standing Ironbark. Mostly all white on a Veg map apart approx. 10 acres purple near the creek. Services: Includes single phase power connected, landline phone service & mobile phone reception. Twice weekly mail service, School bus nearby to Miles or Chinchilla. Water: Well-watered by 3 dams and Colamba Creek which runs through the property with good water holes. Water is gravity fed from the high tank at the house dam to the 5 troughs throughout the property as well as for use in the house yard for the lawns and gardens. The pump has been replaced within the last 2 years. Approx. 100,000 litres of rainwater storage is held in 2 tanks at the house and a further 2 poly tanks on the large shed. Fencing: Currently well fenced into 4 main paddocks with couple smaller paddocks around the yards. Home: The solid country style 3-bedroom home plus office sits within a fully fenced house yard with established gardens and lawns. Inclusions in the galley kitchen include great cupboard and bench space, dishwasher and electric stove. The open plan lounge and dining room have natural timber floors. All bedrooms and main living area have reverse cycle air conditioners and an open wood fire provides added winter warmth for the living area. The carpets in all 3 bedrooms have been replaced in the last 12 months. The newly erected concreted double carport doubles as an outdoor living area and the gauzed front verandah is ideal for a morning coffee. A 12-panel solar system has been installed. The hot water system was replaced approx 2 years ago. Cattle yards: Excellent of steel yards with covered Thompson Longhorn vet crush, Drafting pound, Dual concreted loading ramp together with holding pens & water connected. (Note: Breckon calf race & cradle not included) Sheds & Improvements: • Excellent fully enclosed steel machinery shed with double sliding doors (originally a plane hangar) • Lockable timber workshop with lean-to, concerted & power connected. • Older 2 bay timber shed partly enclosed one end. • 1 x Approx. 40t Steel Grain silo Remarks: "Boort-Koi" is an ideal starter cattle block with very good improvements positioned in a great part of the Western Downs in between Chinchilla & Miles. Affordable property with an inspection recommended. NB: Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the above details.