

1831 Pelican Back Road, Burncluith, Qld 4413



Other For Sale

Wednesday, 5 June 2024

1831 Pelican Back Road, Burncluith, Qld 4413

Bedrooms: 4

Bathrooms: 1

Area: 518 m2

Type: Other



Jon Kingston
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Auction

'Smiths' is located approx 45 kms north east of Chinchilla with school bus, mail twice weely, internet and phone services and consists of approx. 518.0 Ha in land area. The property exhibits a mix of country ranging form approx 80 Ha of Box, Sandalwood, Wilga brown loams through to approx 250 Ha of primarily Brigalow Belah timbers over some varying melonhole influence. The balance would be considered mixed open forestry consisting of predominantly Ironbark with some Wilga, Brigalow, Box tiomers throughout. There is approx 50 Ha of previous cultivation country recently returned to improved pastures of Reclaime Rhodes grass. The property is divided into eight paddocks (two cultivation) with boundary fencing consisting largely of Galmax 900mm mesh and two barb and/or split timber posts, four barb and some mesh. Internals are largely 900mm ringlock with single barb on top and steel posts. Water is an absolute standout feature of this property with three large dams, one consisting of approx 10 MGLS and pumping into a 22,500 ltr tank on her northern wall and also in conjunction with a solar bore located on the Walloon Coal Measure, the water reticulates to approx. 24 standpipe watering points and relocatable troughs. House is a 12m x 12m four bedroom home (plus office) set amongst gardens exhibiting a second, separate 7.6m x 3.3m single room and ensuite granny flat. The main house presents with a 4.7m verandah on its northern side with a 3.3KW stand alone solar system with lithium batteries that powers the entire infrastructure. It features 67,500 ltr rainwater tanks, wood heater and airconditioning. The open plan kitchen and dining is impressive in her presentation and matches the modern family bathroom. The 8m x 4m inground pool is the jewel that is not only refreshing on those warm summer days but its mineralisation makes it refreshing and relaxing !!! Machinery Shed is a large 18m x 9m x 4.2m colourbond shed, 150mm concrete floor, mezzanine floor and two x sliding doors opening to the north and south. Cattle Yards are in good condition and whilst predominantly timber yards it has a steel race, vet crush, 4 way pound and will handle approx 200 head. There are modern sheep yards which are in excellent condition and consist of 900mm steel panels, steel race and ramp and also centres around a Tepari HD3 auto handler and monitor. It will handle approx 800 DSE and is subject to negotiation depending on buyer motivation and preference. This property has been managed and operated very well, to the point where cashflow is evident and lifestyle has been discovered. This is your opportunity to reap the benefits of the hard work put in over the years. Call Jon Kingston to inspect today.