

**238 Blacksnake Road, Black Snake, Qld 4600**



**Lifestyle For Sale**

Wednesday, 17 April 2024

238 Blacksnake Road, Black Snake, Qld 4600

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 294 m2**

**Type: Lifestyle**



Stuart Hill

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## Auction

From the moment you enter, the meticulous management and presentation of this large livestock grazing property is clearly evident throughout. From the privacy of the home, sheds & yards, the gateways, waters and fencing are all an absolute credit to the owners. We present this property on the doorstep of Kilkivan, only 5 mins out of town, with a wonderful access and frontage to the Wide Bay Highway. Spanning 294.53ha (727 acres) on two Freehold titles of almost equal size, over the past 24 years this property has been progressively developed from humble beginnings to a developed grazing property complete with homestead, station infrastructure and improved pastures. With a northerly aspect, the charming country Queenslander home embedded within established gardens overlooks a big portion of the property. Gazing out from the comfort of the wrap around timber deck offers peace & tranquillity as you observe livestock grazing ever so calmly on the open plains of the pastures beneath. The home itself offers three large bedrooms with built in storage, plus a smaller child's room or office if required. The country style kitchen flows onto the dining and lounge rooms finished with polished timber floors, timber fireplace and air conditioning. There is an attached downstairs laundry and large 10,000 gallon rainwater tank. Infrastructure\* 15m x 9m steel frame shed with 3 open and 1 lock up bay, concrete floor & power, plus two 5,000 gallon rainwater tanks connected into the home\* 4 bay open carport\* Large fenced off dog enclosure\* Steel cattle yards with pound, vet crush, loading ramp & calf cradle\* 20 ft shipping container at the yards, ideal storage\* Large sand equestrian arena – ideal for working young horses & cattle\* 1,200 gph bore with electric submersible pump & new generator\* 4 main paddocks, 3 dams plus newly installed concrete troughs \* Steel frame gateways & assemblies, new 4 barb fencing \* Mainly timber split posts with 3 & 4 barb fencing The reliable bore pumps up to a high tank and reticulates to all livestock paddock troughs and garden taps around the homestead. Most troughs have only been recently installed complete with new poly pipelines. Furthermore, approximately 1km of Coppermine Creek skirts the southern boundary on a 'give and take rule' ideal for livestock watering. The property is approximately 60/40 open and timbered, offering excellent open Gum tree & Ironbark grazing paddocks and shade for livestock. Over recent years a large portion has been stick raked and burned paving the way for heavier pasture growth. A variety of improvements to pastures has been Rhodes, Green Panic, Seca Stylo, Wyncassia, Lotononis legume, Creeping Blue and natural black spear. In any given year, the property has conservatively run 80 cows plus progeny, and a dozen or more horses. Agents Comments The owners are perfectionists, which is clearly evident upon entry to the property. For years I have eyed off this property as one of the best in the region for location, size, diversity, improvements and class. This property would really suit a semi retiree family looking for that larger opportunity in a tightly held area of Kilkivan. This property is NOT affected by any Powerlink interests. Your inspections are welcome by appointment. Auction: 5pm, 16th May 2024 Onsite Contact Stuart Hill on 0418 764 158.