

**2586 Stonehenge Road, Leyburn, Qld 4365**



**Livestock For Sale**

Sunday, 26 May 2024

2586 Stonehenge Road, Leyburn, Qld 4365

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 379 m2**

**Type: Livestock**



Ian Brady

## **\$970,000 + GST if applicable**

What a golden opportunity! Here is a lovely block with a significant amount of clearing done over the last 4 years, quality fencing, abundant water and a short, scenic drive back to town, this property could tick every box a buyer has. Currently running a small herd of long horn cattle; they are a perfect barometer for the quality of grass this country is growing. (they are in fantastic condition) Area: Approximately - 379.19ha ( 937ac) Location: • Located just 23km from Leyburn's "Royal Hotel" • 43.km from Millmerran IGA • 85km to Rose City Shopping Centre, Warwick • 102km from Grand Central Shopping Centre, Toowoomba Accommodation Complex: • A large 16m x 8m shed has been developed into living quarters, with security bars on each window and sliding door. This shed contains an open plan living room and kitchen that is air conditioned, the kitchen portion of the living space is equipped with a gas stove top and electric oven and good storage cupboards. • A single bedroom and a combined laundry/bathroom • A secondary dwelling, a transportable, single room fold out home is also on the property, this home contains a bathroom with a shower and toilet, a small, separate kitchen and a small functional living room and single queen size bedroom. Machinery/storage: • 2 x 20 ft shipping containers with a container dome shelter • 1 x 20 ft shipping container Water: • Windmill bore at a depth of 35m drilled 1994, approx. flow rate 810 L/hr • 3 dams • Rainwater collection off shed dwelling Country: • Mix of open and timbered grazing, Areas of gravel and sand loam soils, close to 90% of the property is listed as White Zone on vegetation mapping, with only small areas of dark blue and light blue country Road frontage: • Approximately 3.2km frontage to Stonehenge Road, starting just after the rabbit fence and approximately 1.5km frontage to Lavelle Road Power Supply: • A large solar system, with wet cell battery storage, powers both living spaces, a generator is included in the sale that automatically kicks in when battery capacity is down to 68%. • The inverter is compatible with Lithium batteries. Fencing: • The majority of the perimeter of the property made up of 4 strand barb wire, steel, star pickets, steel end assemblies and steel and timber strainer posts. • Approximately, 1.2km of exclusion fencing is on the West boundary fence with 400m 4 strand barb. • The entire boundary fence can be visually inspected in a vehicle