

**300 Hall Road, Forest Springs, Qld 4362**



**Sold Other**

Monday, 4 March 2024

300 Hall Road, Forest Springs, Qld 4362

Area: 347 m2

Type: Other



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**\$1,790,000**

'Kurrajong Hills' is located 45 minutes from Toowoomba, 30 minutes from Warwick, 2 hours from Brisbane. Country: A well-balanced breeding / backgrounding property with a fertile mix of undulating to steeper pasture improved grazing, based basalt scrub soils and soft forest soils. Predominantly improved with Premier Digit, Creeping Blue grass, with areas of quality native grasses, including Queensland Blue. Water: Bore 1: Equipped with pump jack, powered by a Lister motor, pumping to poly tank near yards and lifted to a further 2 header tanks via 1 ½ poly pipe Bore 2: 160ft deep - equipped with mono pump, powered by a Yanmar engine, pumping to multiple tanks and reticulating to multipurpose shed and troughs 9 dams (seasonal) 7 troughs Fencing: Fenced into 8 grazing paddocks, with fences ranging from good to stock proof with a combination of 4 & 5 barb on timber and steel posts, plus electric fencing in parts Sheds: Near new multipurpose shed, with truck bay, 2 bay workshop / machinery shed and split level storage (potential accommodation) area, on concrete floor 15m x 12.5m timber and steel hay shed 12.5m x 6m machinery/ hay shed Livestock handling: • Large portable steel panel and timber cattle yards with crush and loading ramp Larger scale inner Darling Downs grazing asset with outstanding rural views taking in the Clifton & Allora districts. "Kurrajong Hills" is a productive, sweet grazing property with the capacity to breed or background, located at the end of a well-maintained all-weather road. Perfect for the absentee owner or build and take advantage of the natural beauty this property has to offer. Private inspection by appointment. Expressions of Interest: Closing 4pm, Thursday 27th March, 2024 Contact: David Felsch - 0488 993 931 James Arthur - 0438 347 330