

301 West Road, Coominya, Qld 4311

SHEPHERDSON & BOYD

Mixed Farming For Sale

Thursday, 13 June 2024

301 West Road, Coominya, Qld 4311

Bedrooms: 9

Bathrooms: 4

Parkings: 8

Area: 385 m2

Type: Mixed Farming



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Expressions of Interest

On behalf of Brisbane Valley Holdings Pty Ltd, Shepherdson and Boyd QLD P/L as exclusive agents are proud to present the 'Springbank Aggregation' to the market. A unique opportunity to purchase a well-equipped backgrounding enterprise, within close proximity to major selling centers, processing plants & ideally located within 1 hour from the Brisbane CBD.

SPRINGBANK AGGREGATION Welcome to the Springbank aggregation, 947.34 acres of freehold land spread across four titles. Located at 301 West Road Coominya. The ultimate cattle backgrounding Property with unprecedented water security, 80 acres of cultivation, state of the art cattle handling and supplementary feeding facilities, multiple dwellings and close proximity to several major feedlots, Saleyards and processing plants. The property has approximately 4.5kms of frontage to spring creek with running water and permanent water holes. Located within one hour from the Brisbane CBD.

Lot 26 The Heart Of The Property Area: 125.7ha or 310.54 acres Access Via West Road All weather, B-Double Access 1300* Metres Creek frontage to spring creek with permanent water holes and running water. Two three-bedroom houses. (rental opportunities) Office facility with amenities and large board room. 6 Bay Machinery/Commodities Shed. Disc Mill with 80* tons of grain storage + 10* tons feed out silo. Bulk Diesel and ULP storage. 10,000* Litre Molasses tank 6 X 15,000* litre Rain Water Tanks on Shed. Hay shed - Steele Framed (18m* X 10m*) 70,000* litre header Tank - Fully solar fed water reticulation via Underground mains to concrete troughing. Multiple Holding paddocks High quality fencing Silage pads with capacity to store 4500* tons of silage (Currently 2340* tons) in storage 6 Large Supplementary Feeding Pens (with over 1100* metres of bunk access) Covered Horse Stables 12m* X 12m* Dog Pens Modern steel cattle yards with plunge dip, Vet Crush, 7 Way Drafting pound, secure tack/chemical room. Access to 55meg* dam, fed by unregulated bore. 2 Smaller stock dams.

Lot 164 Mahons Road: Area: 32.375ha or 80ac of self mulching black soil cultivation. Lot 164 Mahons Road is the life blood of the Spring Bank aggregation, underpinning feed and water supply. WA 5041, 50ML - Lower Lockyer Scheme allocation Bore - RN14320628, Peak flow 6000GPH Bore - RN154543, Peak flow 12000GPH History of successfully growing high yielding silage, fodder and small crops (Broccoli and Onions). 20meg ring tank, equipped with a 25 horse power southern cross irrigation pump. This highly productive self mulching black soil flat, has 1 unrestricted licenced bore, an additional stock and domestic bore and a 50 megallocation to the Lower Lockyer Water Scheme. In addition to the irrigation water infrastructure there is a registered water pipeline that supplies additional water to Lot 26.

Lot 27: Area: 82.43ha or 203.69 acres Outdoor entertaining or camping area with storage shelter Established pangola pastures. Fully well fenced with 4 barbed wire fences Full road frontage to West Road and Coominya Connection Road 750 metres of frontage to Spring Creek with permanent water holes and running water, a great place for a picnic to sit and unwind. Access to 55meg* Dam, fed by an unregulated bore. Sandy Loam soil Code assessable Development Approval for visitor cabins and food-based tourism.

Lot 32: Area: 142.9 ha or 353.11 acres Lot 32 is 353.11 acres of freehold land with a comfortable 3 bedroom brick house with its own private entry. A comfortable, low set brick, tiled roof house - 3 Bedroom - 2 Bathroom - Open Plan Living - Laundry with outside access Steel framed shed /stables Fully equipped stock / domestic bore Multiple picturesque house sites. Well developed with improved pastures 2.5kms* Full frontage to spring creek with permanent watering holes and running water. Full frontage to West Road Code Assessable Development Approval for Future Genetic Research Development. "Easements, Encumbrances, Water & Title Information available from agents upon request for all lots". Offered For Sale By "Expressions of Interest" as a whole (4 titles) or the below options: Lot 26 & Lot 164 Mahons Rd (combined) or Lot 27 (as a stand alone Lot) or Lot 32 (as a stand alone Lot) Expressions of Interest closing date: 14th July, 4pm AEST

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