

**303 Fletts Road, Hopeland, Qld 4413**



**Mixed Farming For Sale**

Thursday, 30 May 2024

303 Fletts Road, Hopeland, Qld 4413

Area: 753 m2

Type: Mixed Farming



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## Expressions of Interest

"Wamba" Aggregation Fletts Road, Hopeland via Chinchilla, QLD, 4413 EXPRESSIONS OF INTEREST Closing: Wednesday 3 July 2024, 4:00PM- Option One: As a Whole "Wamba" Aggregation 753.3 HA- Option Two: Part of "Wamba" 532.4 HA- Option Three: Part of "Wamba" 220.9 HA AREA, TENURE, LOCAL AUTHORITY & RATES:- Total area 753.3 HA (approx. 1,861 acres) Freehold.- Located in the Western Downs Regional Council area with rates being \$9,946.80 per annum gross. COMMENTS: "Wamba" Aggregation presents to the market for the first time since 1907, three generations, offering versatile opportunities of quality award winning farming country, cattle feedlot, piggery and backgrounding production between the regional centres of Chinchilla and Dalby. SITUATION:- 22km South Chinchilla.- 82km North West Dalby.- 168km North West Toowoomba.- Road train access via Kogan-Condamine Road onto Avenue Road. FACILITIES:- Single phase rural power.- School bus to Chinchilla Primary & Secondary schools.- Mail service 3 times a week.- Mobile phone coverage.- Internet & TV coverage.- Grain depot Warra. COUNTRY: Principally Brigalow, Belah slightly undulating running down onto Box and Wilga creek flats. CULTIVATION: Cultivation country has previously been levelled comprising grey and black cracking clays soil. Field 1 - 119.5HA - Wheat Field 2 - 105HA - Barley Field 3 - 130HA - Wheat Field 4 - 96HA Nil (Fallow from Sorghum) Field 5 - 83HA Barley = 533.5 HA (approx. 1,318 acres. PASTURES: Improved pastures consist of Bambatsi, Rhodes, Buffel, Wyncacia, Premium Ditchateria and natural grasses. FENCING: Principally four barb split posts. WATER:- Consists of one large dam, number of smaller dams and two bores.- Wambo Creek frontage on Southern boundary. WATER LICENCES:- Reference 615655 - Stock & Stock Intensive 63ML - Bore Licence.- Allocation 569 - on Crown Plan AP7585 48ML - Wambo Creek. PIGGERY:- Grower 3,500 SPU.- Breeder 1,700 SPU. FEEDLOT:- Cattle 1,500 SCU. IMPROVEMENTS - "WAMBA":- 4-bedroom weatherboard home, bathroom, sleepout c/w garage.- Donga 6m x 3m - mess, shower, toilet.- 5-bay vehicle shed.- Workshop steel shed - 2-bays concrete, 2-bays earth.- Old dairy timber - storage.- Raised barn - storage.- Hay shed 60' x 30', timber frame, iron roof, earth floor c/w skillions.- 30 tonne weighbridge. Piggery - - One dry sow shed c/w feed mix area.- One farrowing shed 86 stalls.- Two straw based eco shelters.- Small grower shed.- Two effluent ponds. Silos - - 480 tonne (four silos).- 200 tonne (three silos).- 60 tonne commodity silos. Cattle Yards - - Steel and timber, covered work area, Arrow crush, 5-way draft.- Capacity 250 head. Feedlot Area - - Hay shed 40m x 13m steel & iron, enclosed 3 sides.- Commodity shed 24m x 9m, concrete floor, four bays.- Silos - 400 tonne storage and two wetting silos.- Rollermill - Thomas 15HP motor.- Molasses - 2 poly tanks.- Four silage bunks capacity up to 4,800 tonne. Feedlot - - 16 pens 40m x 40m.- 2 pens 40m x 10m.- Wooden posts and cable.- Concrete feed bunks.- Concrete water troughs.- Turkey nest.- One effluent pond.- One settling pond. Water Storage (Overland Flow) - - 1 x 20ML- 1 x 7ML- 1 x 5ML- 1 x 2ML IMPROVEMENTS - "WYLIE":- 3-bedroom weatherboard home, sleepout, air-conditioning, garage 2-bay steel c/w concrete floor.- Raised barn.- Small set of cattle yards.- Electric pump in Wambo Creek.- Bore c/w electric submersible.- Gas well.- Grower shed 60m x 28m, 7-bay, steel & iron, concrete floor plus skillion earth floor. Including 4 x 12 tonne silos, settling ponds and evaporation ponds. IMPROVEMENTS - "LOT 103":- 4-bedroom weatherboard 1-bath air-conditioned c/w garage.- 5-bay Colourbond shed c/w cement floor plus skillion. Contact us today to arrange an inspection. AGENT CONTACTS: Jon Kingston | Elders Chinchilla | 0409 057 596 Roger Lyne | Eastern Rural Dalby | 0427 698 866 Andrew Kirtley | Eastern Rural Dalby | 0400 598 866