

351 Hannaford Road, Hannaford, Qld 4406



Other For Sale

Tuesday, 9 January 2024

351 Hannaford Road, Hannaford, Qld 4406

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 1123 m2

Type: Other



Ross Murray
0427360325

Auction

Area: 1,123.46Ha 2776Ac Title: Freehold in two titles; Lot 13/RG306 & Lot 2/RP76322 Situation: 3.5km on Hannaford Rd, off Surat Dev. Rd, opposite State School; 135km to Dalby; 220km Toowoomba; Wellcamp airport 200km; Roma 190km and Meandarra 28km Services: Power, mobile service; Adjacent to Hannaford Primary School, Post Office; Stock sales weekly at Dalby and Roma. Grain storage at The Gums and Meandarra. Daily mail and parcel service. Shire and Rates: Western Downs Regional Council; \$6,112 per yr. approx. Rainfall: Average is 24" - 600mm pa Type of Country: Approx. 80% brigalow belah, flat clay plains with moderate Gilgai, grey cracking clays, extensively cleared brigalow belah and wilga. Small area at the front of the block is red loam. Property is traversed by Forks creek. DNR Vegetation Status: All white on Vege map. Adequate shade remains all over. Pasture Types: Bambatsi is the dominant introduced pasture; solidly established on 75% of the area with scattered bambatsi over the balance of the property. Other grasses are Gatton panic, desmanthus, Rhodes grass, buffel with native bluegrass across the property. There is 160ac* of established silk along with bambatsi and desmanthus. Cultivation: There has been some 750Ha (1850ac) under cultivation in the past, but all previous cultivation has been converted to now established improved pasture. Water: A property Feature. A permanent dam constructed in Forks creek adjoining an existing dam has capacity of some 30ML. A Lorentz Solar Pump at the dam services 3x5300gal. tanks, 3x3000gal. cup and saucer water points, 9 concrete troughs and one poly trough all connected with 50mm poly pipe, reticulated across the property. In addition there are 8 useful in service dams. 130,000l of rainwater storage is available for domestic and spraying use. Fencing: There are 10 paddocks, all of which have water available, either by trough or dams. Boundary Fences- North; along railway line is new, 7 wires and steel post South; Wood post and hinge joint in good order West; Steel post, 6 wires in fair condition East; Older steel wood post, hinge joint, with plain wire. All internal fences are in fair to good condition- all stockproof. A laneway from holding paddocks leads to the yards for ease of handling. Homestead: Comfortable recently renovated three bedroom timber home. New HWS, R/c Air conditioner, floor coverings, and blinds along with internal and external painting has been completed in recent years. A three bay car shed is adjacent the house. Other Structural Improvements: New steel Hay/Machinery Shed- 25m x 15m, 5m sides, enclosed on two sides. 18mx 12m Steel frame Machinery shed encl. on three sides, with one bay a concrete work area; 5m high sides, power connected with 15amp outlets. 9.5mx 9.5m steel frame, encl 3 sides hayshed, 5m sides. 55t and 20 conical base silo, both on concrete base. Good timber yards with covered full vet crush, steel race, Ruddweigh scales and loading race; branding cradle, 4 way draft with water connected to yards. There are 2 x 5300gal molasses tanks and pump adjacent. Feedlot yard adjoins and has an 8t feed bin. For sale by auction with Auctions Plus on February 15th 2024 at 11am, (Qld time) Remarks: This outstanding grazing property with excellent stands of bambatsi, secure water and quality improvements will not disappoint. Ideally located, availability of services and ease of access in all weather conditions will appeal to the astute cattlemen. Inspection is recommended in this tightly held locality. FOR FURTHER INFORMATION CONTACT THE EXCLUSIVE AGENT

Ross Murray ☎ Mob: 0427 360 325 The particulars of this brochure are supplied for information only and shall not be taken as a representation in any respect on the part of the Vendor or the Selling Agent. Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the details.