

**40067 Burnett Highway, Thangool, Qld 4716**



**Other For Sale**

Thursday, 15 February 2024

40067 Burnett Highway, Thangool, Qld 4716

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: Other**



Jazz Cullen

0447354333

## Auction

When country meets luxury. Welcome to the ultimate cowboys paradise! Live the ultimate dream here at O'Rourke's on this magnificent 313 acre property where the hard work is done. Strategic planning has gone into this extremely versatile block, creating a system to ensure your cattle thrive. Divided into 5 paddocks to create a good rotational grazing system, 40 acres of manicured nutrient rich leucaena, and a 66 megalitre licence to grow forage of your choice on rich alluvial loams, meaning you are drought proof and guaranteed top dollar at the saleyards every time. This property can comfortably run 70 -80 head all year round and includes well designed cattle yards consisting of permanent draft yards, fixed steel and portable rails ensure livestock management is a breeze. The remarkable and charming Queenslander style home surrounded by meticulously maintained gardens offers you a retreat into serene luxury. With 4 bedrooms, main with ensuite and walk in robe, open plan dining and ample living space, the warmth and hospitality this home exudes naturally invites you to make it your own sanctuary. As you walk outside, you are welcomed to an entertaining area oozing rustic charm. With a pot belly stove, fire area, and bar accompanied by a beautiful in ground pool. You really do feel like you are taking a trip down memory lane through decades of the families farming years with the vintage decor and creativity to create the perfect country themed oasis. An exceptional touch to compliment this exceptional property.

**Homestead:** • 4 spacious bedrooms, main with ensuite and generous walk in robe • 3 bathrooms • Beautiful gourmet kitchen with gas cooktop and range hood, dishwasher and walk in pantry • Open plan dining room • Two Spacious family rooms • Fireplace • Air -conditioning throughout

**Sheds:** • 25m x 19m x 4.5m height ( 4 x 6 metre bays) • 12mx 9m concrete and powered shed with a 12mx10m leanto • 2 undercover stables • Chook house

**Water:** • 66 Megalitre irrigation licence, irrigation bore is 11,000 gallon per hour • 5 x 24,000 gallon rain water tanks • 1600 Gallon an hour bore ( drinkable) • Irrigation main is a 6 inch

**Country:** • Dividing into 5 paddocks to ensure rotational grazing- off set electric internal fencing • Quality Buffel, Gatton Panic, Bisset blue, Rhodes, lucerne through out 50 acres or irrigation country • Boundary fences consist of barb, steel and timber posts all in good working order

**Location:** • Dual access from Burnett Highway and Meissners Road • 1200m of Road frontage, council approved advertising signs ( income producing with potential for more STCA) • 5 km to Biloela, 6km to Thangool • 6km to saleyards, 7.5km to meatworks • 5 km to Biloela State school • 116 km to Gladstone

**Income Possibilities:** • Primary produce with ability to run up to 90 head • Adjustment up to 70 head at \$7-\$10 per week • Advertising billboards x 2 with potential to facilitate more with 1200 road frontage (SCTA) • Irrigate forage of choice

**Rates:** \$1415.09 per half year

**Water Allocation:** \$415.68 per Quarter

This property speaks for itself. Whether you are a semi retired cattlemen, primary producer needing a convenient block on the outskirts of town, or young family wanting the ultimate rural lifestyle, this property is like no other in the district. An absolute credit to the hard yards put in by the current owners. A list of machinery is available with first option to purchase going to the successful buyer. A rare chance to purchase this exceptionally fertile and outstanding property, we will be going to Auction on the 12th of March at Settlers Biloela. Offers prior to auction welcomed. Please contact Jazz Cullen on 0447 354 33 for any further information and to organise a private inspection.