

**4452 Gore Highway, Pittsworth, Qld 4356**



**Cropping For Sale**

Monday, 22 April 2024

4452 Gore Highway, Pittsworth, Qld 4356

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 68 m2**

**Type: Cropping**



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## Auction

'Gunnadoo' is conveniently located 9km to Pittsworth, 12km to Brookstead, 47km to Toowoomba and 179km to Brisbane. 68.8Ha (170\*Acres)Country: The property has a south-east facing contoured slope, running to a waterway. Soil types are fertile heavy scrub type soils, with a large percentage previously farmed. There is a small area of cultivation that has been planted to Rhodes Grass with a Millet cover crop. Pastures are a mixed of improved and native pastures, with investment in the removal of woody weeds.Residence: A comfortable country style timber residence featuring: • 4 bedrooms • 1 bathroom • 2 air conditioners, wood heater, ceiling fans • Enclosed front verandah / sunroom • Covered outdoor area • Fully fenced house-yard • Currently rented with strong weekly returnWater: • Stock and domestic bore (to be equipped) • Creek frontage with permanent waterholes • 17,000 litres poly rainwater storage • Town water connected • 2 dams and a stock troughFencing: • Currently fenced into 10 paddocks, with some paddocks connected to a laneway for ease of stock management • Fencing ranges from good to stock proof and is a combination of barb and plain wire, with an area fenced for sheepSheds: • Lockable shed with 1/3 concreted workshop area, water and three phase power connected • 6m x 6m 2 bay lockable garage • Garden shed • Ex-dairy with power connected • Old shed connected to the yardsLivestock handling: • Portable panel cattle yards with race, crush, calf cradle and rampConveniently located on Pittsworth's doorstep, 'Gunnadoo' is full of potential, with fertile grazing that will benefit from a pasture improvement program. The residence is currently rented, providing additional income potential. A quality block that could yield even greater returns with further investment. AUCTION: 11am, Friday 24th May 2024Picnic Point, ToowoombaPrior offers considered.