

52 Whalleys Road, South Kolan, Qld 4670



Cropping For Sale

Wednesday, 12 June 2024

52 Whalleys Road, South Kolan, Qld 4670

Area: 19 m2

Type: Cropping



Christine Banks
0413099901

Offers Above \$899,000

LOCATION: South Kolan, Queensland
PROPERTY DETAILS: Total Area: 19.178 hectares (47.39 acres)
Titles: 2 freehold titles. Lot 2 11.18ha. Lot 3 7.998ha.
Soil: Rich red sandy loam soils, ideal for a variety of small crops
Water Allocation: 66 megalitre SunWater allocation. 73 megalitre bore water allocation
FEATURES: Infrastructure: 5-bay concrete floored and powered machinery shed. Pump shed with pump.
Irrigation: Comprehensive underground irrigation system to service crops.
Access: Frontage on both Whalleys Road and Harveys Road.
Topography: Elevated with gentle slopes, providing excellent drainage and easy management.
This exceptional farming property in South Kolan offers a unique opportunity for agricultural entrepreneurs and seasoned farmers alike. The rich red sandy loam soils have a proven history of supporting a variety of small crops, ensuring your agricultural endeavours will thrive. Water is never a concern with a generous 66 megalitre SunWater allocation and an additional 73 megalitre bore water allocation. The underground irrigation system is designed to efficiently service your crops, ensuring optimal growth and yield. The property boasts practical and essential infrastructure, including a spacious 5-bay machinery shed with a concrete floor and power, as well as a pump shed equipped with a reliable pump. With frontages on both Whalleys Road and Harveys Road, access is convenient and straightforward. The land's gentle slopes and elevated position provide excellent drainage and a stunning backdrop for your farming operations. Whether you're expanding your current operations or starting fresh, this property offers everything you need for success. Don't miss out on this incredible opportunity to own a prime piece of agricultural land in South Kolan. Contact me today to arrange a viewing and take the first step towards your farming future! Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. Any floor plan, imagery or video included in this marketing material are for illustration purposes only, all measurements are approximate and are intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent.