

**584 Cannindah Road, Monto, Qld 4630**



**Sold Mixed Farming**

Tuesday, 15 August 2023

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**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Type: Mixed Farming**



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**\$1,600,000**

The Nine Mile is a genuine mixed farming operation and the excellent water infrastructure provides plenty of options. Freehold property with a total area of approximately 445 acres made up of irrigated and dryland cultivation with the balance being good quality grazing country. The cultivation soils range from rich heavy black soil to some lighter loamy soils. Recent crops of mung beans and barley have yielded well. The property has recently been selectively cleared, raked and seeded to Rhodes grass. There is a good body of feed with a mix of native and improved pastures including Rhodes, Buffel, Panic, Wynns Water is a key feature of Nine Mile with a new 22 acre centre pivot, brand new underground 6" PVC mains and recently renovated irrigation bore. There is also 100 meg unmetered water licenses. Additional stock water includes 5 dams and a lagoon. The owners have been running 110 breeders with calves in addition to grain crops. The carrying capacity could increase or decrease depending on the use of the cultivation. Improvements include a recently renovated 5 bedroom home with modern kitchen, 2 bathrooms (including ensuite to master), lounge room with fireplace and new floor coverings to be installed throughout. Properties of this calibre rarely hit the market. If you're looking for a property that's ready to move straight in and benefit from immediate income production, look no further. For a complete Information Memorandum please contact Louisa Bambling or Andrew Cavanagh of Kellco Rural Agencies Monto.