

**70 Smith Road, Woolooga, Qld 4570**

ENGEMAN | @realty

**Mixed Farming For Sale**

Thursday, 11 April 2024

70 Smith Road, Woolooga, Qld 4570

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 106 m2**

**Type: Mixed Farming**



Graham Engeman  
0423293834



Daniel Engeman  
0423293834

**\$1,900,000**

- Overview This highly improved 106ha/262acre property is found 40 kms West of Gympie and comes with a lovely 3 bedroom home, plenty of infrastructure and an irrigation license from Wide Bay Creek. Currently operating as a cattle/fodder property running 50 cows and progeny plus growers with over 11 main paddocks of soft, cleared forest soil and alluvial loam flats.

- Irrigation & Pastures The property is an ex-dairy with a 3 hectare irrigation license. In addition, the owners have numerous large dams and planted Rhodes; Pangola; Paspalum, Green and Gatton Panic, Wynn Cassia and other tropical pasture grasses throughout. The owners have irrigated about 8 acres to produce forage hay and concentrate on turning off heavy weaners and stores to local saleyards in Gympie and Woolooga.

- Water / Fencing There is an excellent windmill equipped bore (28' deep) pumping to 2 x 5000 gallon tanks that gravity feed to troughs and gardens. The numerous large dams take advantage of spring-fed gullies and runoff from the softly undulating ridges. A lot of new fencing and as new irrigation pump has the key infrastructure assets in excellent condition. Fencing is excellent with a mixture of concrete and timber posts, 6 strand electric around the house and barbed wire paddocks.

- Farm Infrastructure The stockyards are as new, very sound with steel rails, vet crush, loading ramp, shade trees, water and covered work area. A central laneway leads from the paddocks to the stockyards. An as new 21M long, Color Bond, High roof, steel shed, concreted & powered, 11m L/Up with 3 Roller doors, and 10m open with 2 openings plus 3x5000gal water tanks provides storage for vehicles, hay, machinery, and tools. Add to this the older 14mx6m shed with a new 6mx6m skillion, near the house for cars, tools and more storage, there is plenty of space out of the weather. There is also the old concrete block dairy and lock-up barn on the flat near the forage cultivation for hay storage. The irrigation is an 'as new' 3 phase electric motor and pump from the permanent Wide Bay Creek to 5 hydrants.

- The House The 3 bedroom renovated timber home is surprisingly large and roomy with 2 large bedrooms and an enormous master double bedroom which could be developed into an ensuite. The kitchen is airy and spacious with dining table, large Bosch 900mm gas stove and there is a separate large lounge room. There is a new bathroom, fully tiled and very flash. A new laundry and entry to the home add a modern touch to a solid country home. The house has 2x5000gal tanks. The outside deck facing NE is large and accommodates a great spot to enjoy a BBQ or the morning sun. The owners are looking to relocate to North Queensland for work purposes and reluctantly offer this prime rural property for sale. Their efforts and meticulous management of the property shows in the good fencing, clean paddocks, improved pastures, quality infrastructure and abundant fruit trees. They are willing to discuss including plant, equipment and cattle on a 'walk-in-walk-out' basis. The few properties on Smith Road are long term owners and the farms nearby grow lucerne/forage and crops as well as livestock. Woolooga enjoys a school, corner store, hotel and sporting facilities as well as a large livestock saleyard. Being only 25 minutes to Gympie is a decided advantage. It's 90 minutes to Noosa if you must go to the beach, but this farm is a haven itself and will provide an income and or lifestyle for the next owner. A clean farm with plentiful water and paddocks to suit rotational grazing. Asking \$1,900,000 and an inspection will not disappoint. Call Graham Engeman at 'ENGEMAN | @realty' today on 0428832244