

**709 Nobbs Road, Burra Burri, Chinchilla, Qld 4413**



**Other For Sale**

Friday, 26 April 2024

709 Nobbs Road, Burra Burri, Chinchilla, Qld 4413

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 427 m2**

**Type: Other**



Ian Newson

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**\$1,300,000**

427 hectares (1056 acres) of cattle breeding country with option of growing irrigated cash crops to boost your income• Roughly 50% cleared with improved pastures of Bisset Bluegrass, Premier Digitaria, Rhodes & Buffel• Balance timbered forest with native forest grasses - good stands of hardwood timber• PMAV in place with around 50% Category X (white)• 40 ha (100 acres) (approx) has been cultivated in the past & is serviced by 4" PVC underground mains and 2" risers (13 hydrants in total)• Fully netted and historically grown pumpkins - suits melon & other small crop production• Irrigation supported by a row of dams along main catchment, with a total capacity in excess of 100 megalitres (50ML, 20ML, 20ML & 15ML)• 2 stock dams, with main house dam recently enlarged & equipped with solar power submersible delivering to storage tank and servicing home & surrounds• 4 main grazing paddocks connected to yards via laneway system• Good set of steel stockyards, with crush & loading ramp• Very comfortable 3 bedroom home - main bedroom with ensuite• Open plan kitchen/dining/living, air conditioned & fully insulated• Single phase mains power connected • Two car accommodation attached + covered BBQ area• Enclosed colorbond shed with 5kva solar system plus galvanised iron shed• Peace and privacy with State Forest on 3 sides - 50km Jandowae, 70km Chinchilla AGENTS COMMENTS: If you are looking for a very comfortable place to run 50 breeders throughout all seasons, with irrigation potential - this is the one. YOU WILL NOT FIND BETTER VALUE IN THIS PRICE BRACKET.