

**729 Warra Kogan Road, Warra, Qld 4411**



**Cropping For Sale**

Wednesday, 1 May 2024

729 Warra Kogan Road, Warra, Qld 4411

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 368 m2**

**Type: Cropping**



James Croft



James Arthur  
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## Auction

'Lyndhurst' is located approximately 8km west of Warra, 45km to Chinchilla, 55km to Dalby. Services: Mains 3 phase power, mail service (2 days per week), primary school bus service (Warra), primary and secondary school bus services available to Dalby and Chinchilla. Area: 368.1Ha (909.57\*Acres) Country: Highly fertile Condamine River black soils through to chocolate soils to loam soils. Cultivation: Irrigation - 94Ha (232.27\*Acres) 6 span pivot covering 66Ha (163\*Acres), plus Idrofolgia hard hose sprinkler covering 28Ha (29\*Acres) Dryland - 82Ha (202.62\*Acres) Total Cultivation - 176Ha (435\*Acres) Water: • Condamine River water licence • 300ML water storage dam (excellent catchment area), connected for irrigation, connected to cattle troughs and tanks • Shedded pump station with mains power connected. 10 inch suction pump out of dam, 10 inch PVC mains line from dam to hydrants (11 x 4 inch hydrants) • 3 unequipped bores • 30,000 gallons rainwater storage Main Residence: • Spacious country 3 bedroom homestead • Dining, living and kitchen areas feature fans and reverse cycle ducted air conditioning • Main bedroom features built-in cupboards • Wood heater • Main bathroom features separate bath and toilet, ensuite has shower and toilet • Fully enclosed, screened wrap around verandah on 2 sides • Outdoor laundry and outdoor entertainment area • 9m x 7m garage - 3 bays with roller doors, concrete floor and power connected Second Residence: • 2 bedroom, 2 bathroom donga with lounge and kitchenette • Air conditioned • Verandah running the length of the building • 5KVA solar system Sheds: • 25m x 14m x 7.5m steel / wooden frame 3 bay shed • 12m x 14m x 4.8m steel / wooden frame machinery shed including 40 foot storage container housed inside shed • 18m x 12m x 6.5m 3 bay timber hay shed • Workshop - 10.5m x 16m x 3.9m with 3 phase power connected and concrete floor with additional fully sided skillion (9m x 3.5m) with rain and dam water connected • Raised barn - 8.5m x 45m - timber construction • Ex dairy - Besser block building, power disconnected • Ex piggery - Steel and timber construction, sow stalls, water connected via dam, concrete floor, power disconnected • Chemical shed - 2.5m x 10.5m fully lockable with concrete floor Fencing: A mix of 3, 4 and 5 barb steel and wooden post construction. Additional Improvements: • Machinery loading ramp • Silos - 3 x 50 tonne silos with aerators, 1 x 25 tonne silo (adjacent ex piggery), 1 x 10 tonne silo (adjacent ex dairy) • 3 fuel tanks - 2 x dual fuel tanks, 1 fuel tank • Cattleyards - Steel & timber construction with loading ramp, crush and race • 6 paddocks with fencing ranging between 3, 4 and 5 barb steel / wooden post construction • Troughs 'Lyndhurst' is a turn key western downs cropping and grazing operation. With the security of 300ML dam storage, 6 span pivot and Idrofolgia hard hose sprinkler, the opportunities are endless.