

76 Parsons Road, Coondoo, Qld 4570



Lifestyle For Sale

Tuesday, 12 March 2024

76 Parsons Road, Coondoo, Qld 4570

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 53 m2

Type: Lifestyle



Stuart Hill

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Auction

Held in the same family for 114 consecutive years with a rich history of generational dairy farming, the emotional decision to pass on this beautiful productive aggregation to the next astute farming family has arrived. A proud history: The Parson's family first settled this region in 1910, taking up the farm in its natural state with a passion and vision to build a sustainable dairy herd for the future. With an eye for detail, selecting a property at the base of Coondoo mountain paved the way for logging and development to slowly clear the land and tap into the untold rich fertile scrub soil beneath. The very timber that was cleared off Coondoo mountain was locally sawn in Como and is what provided the hardwood & Hoop pine veejay walls within the sturdy Queenslander home currently located on the property. As further development occurred through land, water & facility management, the dairy herd was expanded out to an impressive 102 head grazing on natural and improved pastures without any fertilisers applied. Given the property is situated in a high rainfall zone, with some years averaging over 1m, the pasture growth is phenomenal. With the dairy herd sold off now, the farm lends itself to beef production with an adult equivalent carrying capacity of 80 head or better. Located under 45mins to Tewantin, or 30 mins to Gympie the property enjoys all year round cool sea breezes, being only 20km 'as a crow flies' to the ocean. Homestead Complex • Set amongst established lawns & healthy older fig trees testimony to the fertile scrub soil • 3 bedroom, 1 bathroom solid Queenslander home overlooking the farm • 12m x 10m open face machinery shed • 25m x 8m semi open machinery shed with an enclosed hay shed that will house 1,000 square bales • Ex Herringbone dairy with all concrete floor throughout with upgraded zincalume cattle rail & posts, 6 pens, vet crush, spray race with draining yard and loading ramp • Ample water storage o 110,000L amongst 5 rainwater tanks for the house o 22,000L spring water tank for taps & troughs o 11,000L tank for hosing down the stockyards, with pressure pump o Two very reliable spring fed dams, both with pumps on them supplying stock water o One effluent storage dam below the dairy o 5 concrete troughs spread between the yards & paddocks Property The property starts at the base of Coondoo mountain with elevated ridges rolling down onto the main flat of the farm. There is a natural gully system running throughout meandering into a permanent spring which always seems to have at least 5 acres of lush grass around it all year round. The flat country lends itself to further development through fencing into smaller paddocks, ideal for a more intensive cell grazing operation. The farm is fully boundary fenced with 5 main paddocks varying in size, mostly smaller enclosures around the complex with the open flat being one large paddock. A good heavy blend of improved pastures ranging from Rhodes, Kikuyu, Maku Lotus & Desmodium Legumes dominate the property amongst large gum trees and general scrub timber throughout. Over the past 4 generations of ownership, the family has never experienced the harshness of drought. There has always been an abundance of grass and water without the expensive inputs of fertiliser. This area just naturally receives good seasons of rain each year. There hasn't been a need to drill a water bore, but it has been divined and confidently noted that there is a lot of underground water if required. Agents Comments Combining location, production and water security, we regard this property to be up there with some of the best. Generations of hard work in keeping the property tidy and presented well, now offers the new owners a big head start. The decision has been made to sell to finalise the estate. Auction 11am, 12th April 2024 Onsite Contact Stuart Hill on 0418 764 158 to arrange an inspection.