

766 Miva Road, Theebine, Qld 4570



Mixed Farming For Sale

Thursday, 13 June 2024

766 Miva Road, Theebine, Qld 4570

Bedrooms: 4

Bathrooms: 1

Parkings: 11

Area: 116 m2

Type: Mixed Farming



Craig and Natalie Mellor
0411289333



John Bambling
0418715165

\$2,900,000

Highly productive 288 acres (116.69ha) of rich cattle/cropping country in 4 titles located in the prime farming district of Miva, 40km north west of Gympie. Outstanding water facilities include a 300 megalitre water allocation plus an additional river harvesting licence – the ONLY one in the area! There are a further 7 dams located on the property with 6” underground mainlines plus hydrants throughout the lower 207 acres of cultivation flats with extensive frontage to Slaty Creek. All 4 titles have bitumen road frontage to Miva Rd with the home allotment totalling 81.03 acres on the top side. The lovely high-set Queenslander stands on an elevated position overlooking the remainder of the property, soaking in stunning rural vistas from all aspects. There are 4 carpeted bedrooms, plus office, separate lounge and combined Kitchen and Dining area. The modern family bathroom contains a double vanity, shower and full-sized bath with separate toilet while downstairs there is second shower, and toilet plus laundry with loads of concreted space and further storage room. 3 x 5000-gallon tanks provide rainwater and garden water to the home. Excellent infrastructure includes a 12x6m, 4 bay, high clearance shed with workshop and extended 12 x6m awning while a second 10x8m high clearance machinery shed is located a short distance from the home. A large powered ex dairy shed featuring expansive amounts of concrete flooring with holding yard, forcing gate and pit still remain in place. Attached are 2 lockable storage facilities/workshops and x3 5000-gallon tanks. There is an excellent set of steel cattle yards complete with concreted vet crush, holding yard, reinforced loading ramp plus 22 tonne grain silo nearby. The highly productive and fertile ex-dairy country is fenced into four paddocks supporting up to 150 head of cattle with improved pastures of Pengola and Rhodes Grass. A 5000-gallon tank on the lower 207-acre flat gravity feeds water to numerous troughs throughout the property while hydrants every 80 metres lends itself to strip cell grazing. 766 Miva Road is just 2.5km from the increasingly popular Theebine Hotel, 3.7km from the iconic Dickabram Bridge and close to a selection of both Primary and High Schools with full bitumen road access. Summary Features:

- Highly productive & fertile 288 acres (116.69ha) in 4 titles
- 300 meg water licence plus river water harvesting licence
- 7 large dams plus extensive creek frontage to Slaty Creek
- Improved pastures, cell grazing, 150 head carrying capacity
- 207 acres irrigated cultivation, 6” u/ground mainline, hydrants
- 7 x 5,000-gallon tanks - combination of rain and dam water
- 12x6m high clearance shed with workshop plus 12x6m awning
- 10x8m high clearance machinery shed, powered ex dairy shed
- Steel cattle yards, vet crush, loading ramp, holding yards, grain silo
- High set, 4-bedroom family home with office, lovely rural outlook

This outstanding multi-titled irrigation property has all the infrastructure and water facilities in place for a highly productive farming enterprise with unlimited options to grow and prosper well into the future whether it be cattle and/or cropping. Contact Marketing Agents, Craig and Natalie Mellor on 0411 289 333 or 0429 898 555 or John Bambling on 0418 715 165 to inspect anytime. All the above property information has been supplied to us by the Vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate. Intending purchasers should seek legal and accounting advice before entering into any contract of purchase