

8239 Maryborough-Biggenden Road, Biggenden, Qld



4621

## Cropping For Sale

Thursday, 1 February 2024

8239 Maryborough-Biggenden Road, Biggenden, Qld 4621

Bedrooms: 5

Bathrooms: 1

Parkings: 2

Area: 97 m2

Type: Cropping



Stuart Hill

0418764158

## Auction

241 acres on 3 freehold titles with 1.9km of Degilbo Creek frontage. Presenting a remarkable opportunity to capitalise on a farm that boasts production, diversity, infrastructure, water security and most of all, location! Positioned on the edge of the Biggenden township, bordering the local airstrip & with 1.4km of highway frontage, the prospect of showcasing your business to the passing traffic commands a competitive edge. Historically, this holding has operated as a combined dairy & hay/fodder farm for many years, cell grazing livestock. Ideally it could also be set up for a stud cattle operation. The property holds two titles on the northern side of Degilbo creek with the third connected on the southern side, fully fenced with good access. A sturdy renovated highset home sits amongst established gardens. Featuring 5 bedrooms, main with built ins, with 4 split system air conditioners, large kitchen area flowing onto the dining and lounge rooms, with a private balcony ideal for relaxing mornings or afternoons. Downstairs houses the laundry, plus an extra storage room with a concrete floor. All stumps have been replaced with steel. Infrastructure\* Operating 14 a-side Herringbone dairy, grain silos and steel yards with ramp\* Undercover race with large concrete floor for washdown, calf yards and feed pens\* Two bay carport with power\* 6m x 6m garden shed\* Machinery shed - 24m x 9m x 5m (4 bays)\* Lowset 24m x 6m machinery shed (6 bays)\* Single bay machinery shed\* Machinery / vehicle shed - 18m x 7m (4 bays)\* Enclosed hay shed - 14m x 9m x 6m\* Large enclosed hay shed - 24.5m x 15 x 7m Water & Irrigation An outstanding watered property with 6 operational bores & the Degilbo creek allocation. The property has a 30 acre full circle pivot, plus a 25 acre  $\frac{3}{4}$  circle pivot. Additionally, a further 100 acres can be watered under hydrants. All bores have an average depth of 15-18 metres and all have had pump/motor or electrical upgrades over the past 4 years. \* Main irrigation bore - 15,000gph - supplying the full circle pivot and hydrants\* 3 interconnected bores (2 x 5,000gph & 1 x 4,000gph) supplying the  $\frac{3}{4}$  pivot\* 2 x stock bores supplying the house & dairy\* An additional 2 more unequipped bores\* Degilbo Creek - 2 allocations, 48Mg/L & 36Mg/L respectively Country Open developed heavy darker soils merging into more sandy loam creek flats with a history of growing lucerne. Continuous fertiliser programs implemented throughout intensive fodder crops or grass growing seasons. The property has had a continuous carrying capacity of 130 cows, even throughout the drier years. A list of inclusions can be supplied upon enquiry. Don't miss out on such a wonderful opportunity to secure such a well located and productive enterprise close to a regional centre, within 30mins to Childers or 1 hour to Bundaberg. Inspections by appointment. Auction 11am, 8th March 2024 Murgon RSL Club Contact Stuart Hill on 0418 764 158.