

834 Homestead Road, Felton, Qld 4358



Cropping For Sale

Tuesday, 19 March 2024

834 Homestead Road, Felton, Qld 4358

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 287 m2

Type: Cropping



James Croft

Auction

'Felton Homestead' is located 7km to Felton, 19km to Pittsworth, 43km to Toowoomba and 173km to Brisbane, and features Felton's famous self-mulching fertile black soils. Services: Mail service and school bus service nearby. Total Area: 287.8Ha (approx. 711Acres) Rates: \$3602.51 per half year Cultivation: Approx. 450 acres currently under contoured cultivation planted with Sorghum in December 2023 (INCLUDED IN SALE), with approx. 5 acres improved pastures. Water: • Bore (64m deep), equipped with submersible pump (approx. 2,000 gallons per hour), reticulating to 60,000 litres galvanised tank via 2 inch poly from bore to tank. Tank reticulates to 7 concrete troughs. • Connection to bore also available from house (1 tap under the house) • 3 seasonal dams • Approx. 6km of Hodgson Creek frontage • Home on rainwater - 1 x 5000gallon concrete tank + 1 x 5000gallon galvanised tank • 3 x 5000gallon poly tanks + 1 x 5000gallon galvanised tank connected to sheds • 1 x 20,000 gallon concrete tank (ex. Homestead site) Residence: Charming 3 bedroom, 1 bathroom cottage, renovated in 2009/2010. Open plan kitchen / living space with gas cooktop and oven, wood heater, VJ walls and polished timber floors in living area. Two sides feature wrap around verandah with sensational views to the East. Covered carport attached. This cosy cottage offers immediate comfort, or presents an opportunity for renovation to enhance its appeal. Fencing: • Exclusion fencing (excellent condition, approx. 4 years old), 1.2km on Western boundary, and 1km on Southern boundary • Remaining fencing consists of 3 barb and plain wire, wooden strainers and steel posts Sheds: • Machinery shed (18.5m x 9.5m) with hardstand gravel floor • Shed / workshop (14m x 11m) with concrete floor, 3 phase power to pole, single phase power to shed • 2 x storage sheds Livestock handling: • Cattle-yards with Breckon crush and Tru Test scales, race and steel loading ramp • Wooden and steel yards • Small drafting compound with 1 concrete trough • 500m laneway to cattle-yards Additional Improvements: • 1 x 40tonne MPH silo • 2 x 500gallon fuel tanks 'Felton Homestead' features Felton's famous self-mulching black soils, hosting a recently planted 450 acre Sorghum crop (included in the sale), making this opportunity a rarity. Backed by a reliable bore, 3 seasonal dams, rainwater storage and approximately 6km of Hodgson Creek frontage. The property is well equipped with sheds, livestock handling facilities and a charming three-bedroom home with distinct character. 'Felton Homestead' seamlessly combines agricultural productivity with a peaceful rural lifestyle, offering an idyllic escape with stunning rural views that capture the undulating beauty of the Felton Valley. Auction: 11am, 18 April 2024 Prior Offers Considered. Contact James Croft (0429 318 646) for more information or to arrange a private inspection.