

936 Black Duck Creek Road, Black Duck Creek, Qld 4343



Sold Cropping

Monday, 14 August 2023

936 Black Duck Creek Road, Black Duck Creek, Qld 4343

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 137 m2

Type: Cropping



Allison Vinckier
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\$1,175,000

Located in the picturesque Black Duck Creek Valley with its meandering creeks and impressive landscapes is this productive mixed farming property that has been well established for cattle grazing and fattening. **HOUSE**The character filled 2 bedroom timber cottage is situated within a fenced house yard and is located in an elevated position with a beautiful Eastern outlook to the other side of the valley. It features a full length deck across the front which is the perfect place to enjoy the stunning scenery from an al fresco setting. Inside there is a combined kitchen, dining and living room with gas cooker, a separate main bedroom with access to the bathroom, toilet, storage and laundry room, and there is a 2nd separate bedroom. The home is comfortable and practical and could be used as an excellent guest quarters. There are multiple other elevated house sites if your dream is to establish your own brand new residence. The house has a satellite mobile booster providing phone and internet coverage. **SHEDDING**The property has adequate shedding and hay storage including a 15m x 10m hay shed, a separate Machinery shed with dirt floor and 2 timber storage sheds - 1 with power. There is also a double carport at the house for car parking. **WATER**With well established water infrastructure, this property is virtually drought proof. There are 3 licenced irrigation bores including one that is equipped and supports the cultivation via underground mains. There is a second irrigation bore with power that is unequipped and there is a 3rd that has no power or pump at present. There is a well that can be pumped to 2 x 10000 litre holding tanks that gravity feed to troughs and there are 3 dams for stock as well as Range Gully along the Southern border with water in it currently and Black Duck Creek on the Eastern side of the property that is still flowing. **IMPROVEMENTS**The property is fenced into 15 paddocks including the cultivation paddocks, and there are a full set of timber cattle yards complete with vet crush and loading ramp. The majority of the fencing has either been improved or is new within the last 3 years and the boundary is well fenced with barb wire even across the higher ridges. **CULTIVATION**There is approximately 20 acres of land currently under cultivation growing oats, and there is the availability of approximately 20 more acres for this purpose with water availability at the ready. This is an incredible, productive and well established rural property with excellent water security situated in a quiet and picturesque location that could be the treechange and lifestyle change you are after. Contact Allison Vinckier if you would like to discuss on 0423 301 315.