

# 9606 Bunya Highway, Inverlaw, Qld 4610

## Livestock For Sale

Friday, 22 December 2023

9606 Bunya Highway, Inverlaw, Qld 4610

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 95 m2**

**Type: Livestock**



James Bredhauer

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## FOR AUCTION - 15 FEBRUARY 2024

This high-income producing protein operation is ideally located in the South Burnett. It has the potential to earn a sustainable income through continuing as is or setting up as a grow out pork facility and beef cattle operation or grow crops and utilise the nutrients from composting. It has the ability to generate very solid RTC. Interest shown for leasing options due to the scale and being located so close to processing facilities. The Inverlaw Aggregation comprises two separate intensive piggeries and a beef grazing or farming property known as 9606 Bunya Highway, Inverlaw and Lot 6 Trouts Road, Crawford. Offered for sale as one aggregation. If not sold will be offered individually. Offered for auction on 15 February 2024, prior offers will be highly considered. Inverlaw is located 15km Southwest of Kingaroy and Trouts Road is 9km West of Kingaroy. Close to multiple options for schools, new hospital, major industries. 210km to Sunshine Coast, 143km Toowoomba International Airport, 220km to Brisbane International Airport. The aggregation is currently being operated as a multi-site pig breeding operation, with scope to increase production (Coles accredited). Option to remain operating as breeding units or convert into farrow to finish or purely as a contract growing out operation. The secure water supplies are highly beneficial to continuing with the piggeries or converting into other intensive industries. The scale of Inverlaw allows for a beef grazing business or cropping to run in conjunction with the piggery. Licensed capacity of 3500 SPU per property, developed for approximately 3270 SPU & 1235 SPU respectively. Scope to increase another 2495 SPU. HIGHLY DETAILED INFORMATION MEMORANDUM AVAILABLE. 9606 Bunya Highway, Inverlaw 92.27ha freehold (228 Acres) 3500 SPU. Stuart River frontage (800 metres), 20 acres black soil flats. Currently in sow depopulation phase, will be destocked in February 2024. Grundfos submersible pumps for house & piggery, 1 L/sec and 0.3L/sec to header tanks, where it is then reticulated throughout the piggery and stock watering points., bore overflow fills large dam on the hill once all tanks are full. 4 stock dams & troughs positioned in grazing paddocks. 3-bedroom brick home with colour bond roof, 3 car carports, bedrooms are large with built in cupboards with views across farmland, 2 large outdoor living areas, one fully enclosed offering terrific views across a Stuart River and views to the Bunya mountains, 2 living / lounge areas. Worker's accommodation- 1- and 2-bedroom demountable style quarters. Piggery / Farm infrastructure - Workshop, hayshed, staff room. Office/demountable, silos, farrow wean shed, farrow house, shed 2 needs new roof, mating shed, dry sow shed, Eco shed. Would make an ideal contract grow out operation with the scale needed to be an efficient use of labour. Numerous upgrades; 3 phase power lines, 3 phase pump, new lights, power points, feeders & hoppers, slats in dry sow shed & backup generator - 75KVA. Steel cattle yards. Majority contoured ex cultivation gently undulating to undulating lower slopes and hollows, soils are red soil and sandy clay loams with pastures of mainly love grass, kikuyu grass, bluegrass. Fencing comprises Ironbark timber end assemblies with 5 and 4 barb wires and split timber and steel post configurations. Trouts Rd, Crawford 3.15ha freehold (7.78 acres), 9km from Kingaroy all weather bitumen, small gravel section. Licensed for 3500 SPU, developed license for 1235 SPU. Town water, mains water & storage tank. Currently run as a farrowing operation and weaning/gilts. Farrowing Shed, all new brick work under floor & tiles, water lines. New Three Phase cable underground, new power pole. The feeding and watering systems are cable drop feeders plus nipple waterers. Pasture mainly Kikuyu and Couch grass. Untapped source of revenue from manure-based fertiliser sales. High water security of good quality bores, town water and the 16MG Stuart River license, the properties has been utilized for grain farming, sheep and beef production in previous years. Majority of the land had been farmed in the past with contours established on all areas suitable. There are some nice flats on the Stuart River suitable for grains, lucerne or high-quality pasture. The farm has benefited from applications of manure over a long period of time. The properties have very good above district average carrying capacity. Kingaroy offers a good range of commercial, industrial, medical, residential and education services. This operation shows potential to result in solid RTC. Please contact James Bredhauer for an Information Memorandum and for further details.