

Address available on request, Monto, Qld 4630



Cropping For Sale

Wednesday, 17 April 2024

Address available on request, Monto, Qld 4630

Bedrooms: 3

Bathrooms: 1

Parkings: 10

Area: 193 m2

Type: Cropping



Louisa Bambling

\$3.9M WIWO

This walk-in walk-out, highly productive and fully operational hay farm including all equipment is ready and waiting for new owners to walk in and reap the profit! Situated on the doorstep of Monto comprising 193 hectares over 2 titles, the property is predominately cultivation with dark loam to rich black self mulching soils. Water features include: * 2 x brand new Yulan centre pivots covering 48.6 hectares (120 acres) * 175 megalitre water allocation from the Three Moon Water Scheme servicing 1 irrigation bore * Additional 2 x unmetered/unregulated Hurdle Gully irrigation bores (no water costs) Current hay production yields: Forage Sorghum - 80 hectares (200 acres) First cut 9 tonne per hectare = 22 big square bales (8x4x3) per hectare Second cut (not yet cut) estimated to yield 6 tonner per hectare Pivots are currently being prepared for planting as at April 2024 Lucerne under Pivot 1 (17.4 ha or 43 acres) Barley/Clover mix under Pivot 2 (31.2 ha or 77 acres) Improvements: * Fully renovated 3 bedroom home with air-conditioning throughout, brand new kitchen and bathroom, fully re-wired and insulated. There is a covered entertaining area situated off the back of the house overlooking the entire property. * Steel machinery shed with three-phase power, * Timber construction hay shed with storage of 300+ big squares * Old dairy shed converted to provide additional storage * Hard stand / shed pad can be used for outdoor hay storage or ready to build another shed * Cattle yards are in good condition of steel and panel construction with loading ramp, covered crush, 7 way draft and functional plunge dip. All fencing is in excellent condition with the entire property being able to be utilised for livestock if desired. Evans road also forms the perfect laneway system for ease of management Onkaparinga's versatility for all farming options including the ability to crop or graze sets it apart. If you're looking for a turn-key irrigation property, you will not find better on the doorstep of Monto. List of machinery included in sale: * 2021 Marcrest 4250T Bale Baron * 2020 Massey Ferguson 1840 inline small baler * 2017 Case LB344 square baler * 2021 Krone twin Rotor Rake * 2021 Krone TC 4000 Mower Conditioner, 4 metre * 2023 John Deere 1590 Disc Seeder * 2023 6.2 metre Krone Tedder Rake * 2012 New Holland T7 Tractor/Loader 3800 hours * John shearer 36 plate offsets * Bale baron hay grab * Hay 4 spear forks * Tractor front end loader bucket Price is negotiable if not all equipment is required with purchase. Property is also available bare of equipment for \$3.3M Property must be sold. To arrange an inspection or obtain a full Information Memorandum please contact Louisa Bambling at Kellco Rural Agencies today.