

Address available on request, North Bungunya, Qld 4494

Leonard & Co

Sold Mixed Farming

Thursday, 1 February 2024

Address available on request, North Bungunya, Qld 4494

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 1595 m2

Type: Mixed Farming



Henry Leonard

Contact agent

AREA & TENURE: 1,595 Hectares or 3,942 acres. Parish of Tandawana, Lot 10, SP 805021. Rates approximately \$4,214 half yearly, Goondiwindi Regional Council. **SITUATED:** 21 kms north of Bungunya, 89 kms west of Goondiwindi. **SERVICES:** Rural power. Mail service twice weekly, mobile phone coverage, with telephone and internet connected to house. Primary & secondary schools at Kioma and Goondiwindi. School bus at front gate. **COUNTRY:** Undulating with red to grey self-mulching brigalow, belah, myall soils and small areas of box. Timbered with brigalow, belah and scattered box. Selectively cleared with shade lines. 340ha (840acs) contoured arable area of self-mulching soils. Balance developed with buffel, natural grasses, planted pasture & legumes. Approximately 85% of the property has been farmed. **RAINFALL:** 575mm (22 to 23 inch) annual average. **WATER:** 7 dams from 5000 to 10,000 yard. 1 outlet from Kywana bore scheme with solar pump supplying 15 troughs & 10 x 22,500 lt tanks. 30,000 gal rainwater with pressure pump supplying houses. Backup new pump on house dam supplying troughs and tanks when needed. **YARDS & FENCING:** The property is well fenced, with a large percentage being constructed in the last 2 -3 years. New fencing is 1.2 klms of ringlock, 6.7km plain and barb, 10.6 kms approx. 1100 exclusion fence. Subdivided into 9 paddocks with 8 being grazing paddocks with improved pastures. **CULTIVATION:** 340ha (840acs) producing high protein prime hard wheat. (Cultivation ready for the planting of oats or barley. Cultivation country has been contoured where necessary with water ways. **PRODUCTION CAPACITY:** 200 breeders with fattening, plus 340ha (840acs) cultivation or running 800 – 1000 backgrounding cattle. **IMPROVEMENTS:** Main homestead being 4 bedroom air-conditioned, with family room, with lounge/dining area; 3 bedroom cottage; Meat house; 80' x 40' 750 ton steel grain shed with 80' x 20' skillion roof; 6m x 12m workshop with power & concrete floor; 5 x 120ton Webster silos, Well maintained steel cattle yards, with crush & cradle & covered area. Yards containing 2 stand crutching shed. **PRICE:** \$7.8 Million **REMARKS:** "REDFIELD" is a diversified, carefully developed property in the well-known Bungunya district. It is a highly productive property showing a good cash flow. This property is for genuine sale. Inspection is highly recommended. **Disclaimer:** The above report has been prepared by us on information we have obtained and while we trust it to be correct, it is not guaranteed by us and prospective purchasers must rely on their own enquiries