

**"Allambie"/1185 Calveston Road, Kilcummin, QLD,
4721**



Sold Rural

Sunday, 16 July 2023

"Allambie"/1185 Calveston Road, Kilcummin, QLD, 4721

Bedrooms: 4

Bathrooms: 2

Type: Rural



Tony Hoch
0749831555

ALLAMBIE 1185 CALVESTON ROAD, KILCUMMIN

"ALLAMBIE" PRIME BULLOCK FATTENING COUNTRY.

LOCATION

"Allambie" is situated at 1185 Calveston Road, Kilcummin, being 83kms north of Clermont, 65kms bitumen road to Calveston Road Junction from the Golden Downs Road & a further 18kms formed gravel road to the Homestead.

SERVICES

Twice weekly mail service from Clermont (Tuesday & Friday). School bus to Kilcummin Primary School at Golden Downs Road. Rural Power, Telephone & Internet, Mobile Phone Coverage over the property with Mobile Phone booster at the Homestead.

AREA & TENURE

Area: 4307.07 Hectares (10,642.769 acres) Freehold

Lot 2 - Crown Plan DC86

Local Government: Isaac Regional Council

Net Rates: 6,507.92 (half yearly)

COUNTRY

"Allambie" is predominately developed red & black soil Gidyea Brigalow Scrub country with the balance being strips of developed Box & Bendee country or cultivated self-mulching black soil. The majority of "Allambie" has either been treated with Graslan Pellets or Blade Ploughed over the years. Buffel Grass (American & Biloela) is the predominate grass on "Allambie". A total cultivation area of 1056 acres spread over 4 paddocks (Mazeppa 454, Barcombe 235, Mt Wilkin 232, Misty 135), growing summer and winter forage crops is also utilised as part of the Parker Family bullock fattening operation.

WATERS

"Allambie" is watered by 8 dams, 3 bores & seasonal holes in waterways on the property. There are also interconnecting poly pipelines between the 3 bores & the major watering points on the property.

THE HOMESTEAD

The homestead is a lowset, 4 bedroom, 2 bathroom plus office, brick, with fully concreted patio surrounding, set in attractive garden setting overlooking large House Dam. Split system air conditioning throughout, ceiling fans in all bedrooms. Main bedroom has ensuite & WIR. All other bedrooms have BIR. Carpet in all bedrooms. Cork flooring in living area, hallway & office. New kitchen recently installed. Homestead is serviced by 5,000 gal concrete rainwater tank at Workshop Shed.

WORKSHOP/MACHINERY SHED

60' x 40' steel framed, 3 bay shed fully concreted, power connected, 5,000 gal concrete rainwater tank.

100' x 80' steel framed Machinery Shed, earth floor, 6,000 poly rainwater tank.

REMARKS

"Allambie", a prime, fully developed and highly productive EU & Teys Grasslands Accredited property is operated as a bullock fattening depot by the Parker Family. Situated in a highly sort after and tightly held district, "Allambie" is centrally located with access to markets, processors and live export.

FOR SALE BY AUCTION - MARABOON TAVERN, FRIDAY 9TH JUNE 2023 10:30AM

HOCH & WILKINSON WITH RBV RURAL ARE PROUDLY MARKETING "ALLAMBIE"

TO ARRANGE AN INSPECTION

CONTACT

HOCH & WILKINSON

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RBV RURAL

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Disclaimer

This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes