

"Bullamakinka" 781 Springmount Road, Tarawera, Qld 4494



Mixed Farming For Sale

Friday, 2 February 2024

"Bullamakinka" 781 Springmount Road, Tarawera, Qld 4494

Bedrooms: 5

Bathrooms: 2

Parkings: 1

Area: 2140 m2

Type: Mixed Farming



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Auction

Situation:Centrally located 200km South West Dalby, 95km North West Goondiwindi, 322km South East Roma, 302km South West Toowoomba and 25km South East Westmar.Facilities:•Rural 3 phase power•Mail service twice weekly•Mobile phone coverage•Internet – satellite •TV reception•Schooling primary at WestmarArea & Tenure:2,140.38 HA (approx. 5,288 Acres)Freehold – one TitleCountry:Principally slightly undulating Brigalow/Belah country.Currently approx. 2,300 Acres Cultivation country with a further approx. 2,500 Acres Grazing country with improved grasses, American, Gayndah and Biloela buffel, Bambatsi, Creeping blue grass and natural grasses.Balance of country being laneways, holding paddocks, yards, sheds, homestead area etc.There is also an on-farm quarry site.Water:• Equipped Artesian Bore c/w Franklin 6" 3 phase submersible pump and Franklin electric bore controller (NB, this bore has a share bore agreement in place Bore Water Licence 620987).Bore report available.• 8 Earth Dams throughout property.• Poly tanks on property equipped size 5,000 – 10,000 gallon.• Cattle troughs on property equipped with underground poly piping, fed by the Artesian Bore.Fencing:• Boundary fencing 6' feral proof exclusion fence (NB, member of Woodlands Cluster Association INC.).• Internal fencing mostly 4-barb, steel fence and steel mesh gates.• Extensive laneway system throughout the property servicing paddocks.• Four feed preparation paddocks near cattle yards.• Segregated area suitable for goat production if required.Cattle Yards:Excellent gal cattle rail/cable, capacity up to 800 head, undercover work area, cement floor, CIA immobiliser pro chute cattle crush c/w Tru-Test Scales, 5-way CIA draft, Morrissey calf cradle (off side), CIA safety control pen, cooler yards, water connected. Road train and B double access.Structural Improvements:• Machinery/Workshop approx. 50m x 12m, cement workshop area, partly enclosed, power connected.• Machinery storage approx. 30m x 14m gable & skillion construction.• Hay shed approx. 27m x 13m (9 bays) enclosed on two sides, power connected, hard stand area.• Hay shed approx. 15m x 12m.• Grain storage approx. 600T.• Northern Feed Systems Disc Mill with VSD Augers, mill controller, Poly feed silos, 80 KVA generator which drives the NFS disc mill and augers.Homestead:• Very comfortable 5-bedroom and office brick homestead approx. 20 years old. 2-bathroom including ensuite, 2 toilets, bar room, dining/lounge, internal garage, cold room (has not been working), A/C evaporative plus split system.• Rainwater and bore water plus osmosis system and shed for garden.Cottage:• 2-bedroom, lounge, kitchen, one bath.Offering:• Bare of Livestock and Plant/Equipment.Comments:"Bullamakinka" presents to the market as a very well improved property, centrally located between Goondiwindi, Roma and Dalby.Offering the versatility of grazing and farming ideally suited for backgrounding, breeding, stud operations and the ability to increase cropping area if desired.Feature is the security of water with Artesian Bore and dams.We recommend inspection of this quality asset.Contact:Roger Lyne | 0427 698 866Andrew Kirtley | 0400 598 866Eastern Rural Dalby