

250 Heights Rd, Nanango, Qld 4615

Cropping For Sale

Tuesday, 25 June 2024

250 Heights Rd, Nanango, Qld 4615

Parkings: 2

Area: 91 m2

Type: Cropping



Ross Murray
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Auction

"WINDSOR PARK" 250 Heights Road, Barker Creek Flat, via Nanango 91.26 ha in one freehold title 225.5 acres Established irrigation, unlimited water supply, plus grazing

----- 2.5 km north of Nanango, all weather access. Services include mobile reception, school bus at main road (2 km); weekly rubbish bin collection, mail at town P.O. Barkers Creek forms the southern boundary with permanent running water fed by Meandu Creek which runs with excess water from Tarong Power Station. Av rainfall is 800mm. The property consists of approximately 150 acres of arable country, mostly black soil creek flats, with the balance rising to hilly timbered grazing. All internal access roads have recently been gravelled from a useful gravel site on Windsor Park. Water is a feature: Six registered bores and creek licence. There has been an extensive expansion and complete renewal of the irrigation system on Windsor Park. Burnett Water Services has installed four new electric stainless steel submersible pumps all connected to main power via new underground power and electric soft start pump controls on galvanised platforms. All underground mains have been renewed and are all 150 mm x 6 mm PVC buried at 1.5 m. Three bores are used for irrigation and have a combined capacity of approximately 28,000 gallons/hour (127,000L/hour). One separate bore is set up for domestic/stock watering automatic supply; approximate capacity of 6,000 gallons/hour (27,270 litres/hour), which supplies a 20,000 L poly tank, then keeps the house garden paddocks and cattle yards supplied. Note none of the bores are metered or regulated at present. There is no cost per ML imposed and no limit imposed. An area of approximately 105 acres is currently irrigated via 12 hydrants. This is achieved with a Mirani T080B 12 mm x 450 metre hard hose irrigator with computer controls and accessories coupled to a Briggs AR50 irrigation low pressure boom on a four wheel cart, capable of watering 65m in width by 450 m in length in a single pass. This was purchased in 2020. An electrical upgrade was also done above ground by Ergon including an upgrade to a 100 kVA three phase transformer. Windsor Park also has a 48 megalitre per year creek license. The new underground mains offer quick connection to pump site in the creek. Cattle Yards, steel panels with 200 hd capacity. Loading ramp allows side or back-loading; vet crush has weigh bars on concrete slab. Water in 3 yards & at loading ramp. Sheds: There are two main Hay sheds both with concrete floors, enclosed on three sides with gates on the front. One shed is 26 m x 12 m, second shed is 20 m x 10 m with an attached 10 m x 8 m skillion one end, with a 36,000 rainwater tank. Another machinery shed with a steel frame is 12 m x 4 m with another older style timber and iron shed approximately 10 m x 4 m. There are also two steel frame carport/sheds and an older style timber and iron workshop. All of these three have concrete floors and power. There is an ex dairy shed with power and water supplied with a concrete floor. The outside area is used for a washdown area. Houses: There are two houses on Windsor Park :One comfortable 3 br, steel frame home with two recently installed reverse cycle air-conditioners, and a fireplace. This home has also recently had a new bathroom and extra toilet installed as well as a new septic and plumbing upgrade. The home has a large tiled rumpus room/laundry area and undercover concrete area at the back of the home. A covered deck at the front provides great views. The kitchen has a gas-electric stove, dishwasher and good storage, opening into the dining/living area. There are three rainwater tanks holding approximately 36,000 L, attached with two separate pressure pumps supplying rainwater and domestic bore water as required. The second house is an older style three-bedroom timber with an iron roof, kitchen with woodstove and one bathroom. It has a 22,000 L rainwater tank with a pressure pump. House is liveable but would benefit from some TLC. Both homes are located in a spacious lawn garden area fenced on three sides. The home complex also benefits from an eight kVA solar panel array. Cultivation: The current owners are growing lucerne for hay production with a good clientele of horse cattle and hobbyists buying hay throughout the years. Forage sorghum for hay production and opportunity grazing has been grown for backgrounding young cattle. There is about 60 acres of established oats, with 120 backgrounder steers cycling through at any given time. Grazing area. There is approximately 120 acres of grazing, some of which can be cultivated. There is some useful ironbark timber and excellent views from this area. There are three main grazing paddocks with fences in good condition. Windsor Park, with availability of water without restriction, and it's recently installed, well-established irrigation system, offers the discerning farmer problem free and versatile production. Windsor Park is capable of growing large amounts of hay, silage and fodder. This coupled with the ability to value-add cattle such as backgrounders, utilising the grass areas together with fodder crops, makes Windsor Park an attractive turn-key operation, set in a quiet location close to a major town. For further detail contact the Exclusive Agent, Ross Murray 0427360325