

946 Black Duck Creek Road, Black Duck Creek, Qld 4343



Livestock For Sale

Tuesday, 2 July 2024

946 Black Duck Creek Road, Black Duck Creek, Qld 4343

Bedrooms: 2

Bathrooms: 1

Parkings: 6

Area: 125 m2

Type: Livestock



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\$1,500,000 inc GST if sold as a going concern

Welcome to a rare opportunity to own a truly rural gem—a 309-acre property designed for cattle breeding, fattening, with agricultural land along the creek flats currently used for cultivation of crops. Embrace the serene lifestyle, unmatched privacy, and unparalleled productivity that this property offers. With a charming 1960s home, robust water infrastructure, and well-planned paddocks, this property is your gateway to a peaceful yet productive agricultural life.

Property Highlights Include:

- 1. Tranquil and Private Location:** Nestled in the heart of nature, this property provides an idyllic retreat away from the hustle and bustle of city life. Enjoy the peace and quiet, with expansive views over agricultural land and hills.
- 2. Productive Cattle and Cultivation Land:** The property is primarily used for cattle breeding and fattening, with ample cultivatable land for lucerne, other fodder crops, or even small-scale intensive crops. Approximately 100 acres have been cultivated previously, with 40 acres currently under cultivation and ready for use.
- 3. Well-Equipped Residence:** The 1960s chamfer board home is a cozy haven with modern upgrades. It features:
 - 2 bedrooms plus an office nook
 - New kitchen with beautiful Crown wood stove and refurbished bathroom
 - Newly tiled toilet and laundry area in a separate downstairs lockable laundry
 - Beautiful VJ exposed timber walls and ceiling
 - Open-plan lounge room
 - Stunning views from every window to the surrounding mountain ranges
 - A north-facing deck overlooking grazing land and a running creek
 - New floor coverings, French casement windows, and a freshly painted exterior
- 4. Comprehensive Water Infrastructure:** Water is a non-issue with:
 - main bore at the creek pumping 3000 gallons per hour, equipped with a submersible pump and timer switch, supplying a header tank that gravity feeds to a lower tank
 - second bore pumping 1500 gallons per hour (not currently equipped but powered)
 - stock bore near the cattle yards with a submersible pump feeding the lower water tank
 - dam for additional water supply
 - 7000-litre rainwater tank on the house, easily topped up from the creek bore
- 5. Extensive Shedding and Workshop Facilities:** The property boasts multiple sheds with 3-phase power, including:
 - lockable hay shed with water supply
 - machinery shed with a workshop and updated underground power lines
 - old dairy with power
 - cages suitable for dogs, a greenhouse, or an aviary
- 6. Superior Cattle Infrastructure:** Designed for efficiency and ease of management, the cattle yards include:
 - stock yards with crush, head bale, and loading ramp
 - 6 separate sections for streamlined animal husbandry and drafting
- 7. Well-Designed Paddocks:** Eight separate paddocks facilitate strip grazing and easy cattle rotation. The land features a mix of scrub/black soil and forested areas on higher ground.

Walk-In Walk-Out Sale: Complete Machinery and Equipment Package

This property comes with an extensive list of equipment, making it a turnkey solution for your agricultural needs. Detailed list of inclusions:

- Cattle - 12 breeders plus 1 bull
- 2 tractors: 165 Massey Ferguson with forklift and canopy, and a Ford 4000 general purpose with canopy
- Toyota HJ 75 spray unit
- Cold room with rails and bench
- Hay rakes, round bale feeder, slasher, and rake
- Fertiliser (1 tonne bag), spreader, submersible pumps, and generator set
- Welder, workshop tools, and heavy steel posts (24)
- Single tyne ripper and a large quantity of second-hand iron
- 2 trailers, including one set up with a stock crate
- Various sundries including tools

This exceptional rural property offers the perfect blend of seclusion and convenience, situated just 40 minutes from Gatton, an hour from Toowoomba, and two hours from Brisbane. Enjoy the tranquility and privacy of country living while remaining within easy reach of essential amenities, vibrant city life, and regional hubs, making it an ideal location for a peaceful yet connected lifestyle. Whether you're an experienced farmer or looking to start a new chapter in rural living, this property is ready to support your agricultural ambitions. Contact Allison today on 0423 301 315 to arrange an inspection and experience the charm and potential of this exceptional property firsthand. Don't miss out on this unique opportunity to own a piece of rural paradise.