

# 1142 Mount Walker West Road, Mount Walker West, Qld 4340



## Mixed Farming For Sale

Tuesday, 25 June 2024

1142 Mount Walker West Road, Mount Walker West, Qld 4340

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 872 m2

Type: Mixed Farming



Neil Mundy  
0732819655

## Auction

Situated just over an hours drive from Brisbane, this property offers the perfect balance of rural tranquility and city convenience. Enjoy the peace and privacy of country living while being close enough to access urban amenities, 20 minutes\* to Rosewood Town Centre, electric rail, 35 minutes\* to the bustling new centres of Yamanto, 38 minutes\* to the Ipswich CBD. 8 Titles The property boasts four large dams and eight + smaller dams, ensuring a reliable and plentiful water supply for agricultural activities with a vast array of underground mains and hydrants with rich soil featuring a variety of native and Rhodes grasses. The lush pastures offer a nutritious diet for livestock, ensuring healthy and robust cattle. Multiple large sheds provide ample storage and workspace, ideal for farming equipment, feed and livestock management. These facilities are crucial for maintaining the property's agricultural productivity and efficiency. This property is a dream for graziers looking to expand or establish a highly productive operation. Its combination of rich pastures, ample water supply and essential infrastructure sets the stage for grazing and other agricultural pursuits. Agents' advice = I believe cattle prices today are truly undervalued, and that within the next two years, commodity cattle prices (flat backs) in Australia are going to double. The US is key to all of this, and where I see the recovery of, and improvement to, Australian beef prices over the next five to seven years. The Farm- 7 titles 2146 acres- 1 title leasehold 11 acres- A variety of Rhodes and native grasses- Current stocking rate approximately 480 head- Approximately 140 ha previously used for cultivation- Approximately 32 ha under current lucerne cultivation (leased till December)- Extensive water holdings for irrigation with underground mains and hydrant's- Boundary is fenced to a stock proof standard- One well equipped with solar pump for stock purposes- Dam 1= 50 ml 24kw Ruston Hornsby diesel- Dam 2= 30 ml- Dam 3= 90 ml 75/100 Southern Cross pump with 86 kw Deutz diesel motor- Dam 4= 90 ml 75/100 Southern Cross pump 38 kw electric motor- 8 small dams with open access to livestock- Shed 1= 18x36x7.45 approximately 650m<sup>2</sup> with 2 water tanks 20,000L capacity- Shed 2= 30x15x4.2 approximately 450m<sup>2</sup> with 2 water tanks 20,000L capacity- Cattle yards near the southern and eastern (Mount Walker West Rd) boundaries Residence Main House: A comfortable and well-maintained 2-bedroom home that provides a cozy retreat amidst the vast landscape. Granny Flat: A convenient addition perfect for guests or extended family, ensuring plenty of space and privacy.- 2 good size bedrooms- Well-appointed kitchen- Family/lounge room- Main bathroom with separate toilet- Stunning rear covered entertainment area- Loads of storage with concrete floor underneath- Separate outdoor office with shower can be used as third or guest bedroom- Separate laundry with toilet- Approximately 30,000 litres of rainwater storage- 3 bay open shed near the homestead for extra undercover parking Information Memorandum available upon request.\* Approximately Auction Sunday 21 July 2024 from 10.00am at Howard Smith Wharves, Brisbane Call Neil Mundy to book your private inspection today