

936 Punchs Creek Road, Punchs Creek, Qld 4357



Mixed Farming For Sale

Monday, 8 July 2024

936 Punchs Creek Road, Punchs Creek, Qld 4357

Bedrooms: 9

Bathrooms: 3

Area: 827 m2

Type: Mixed Farming



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Expressions of Interest

Located approx. 20mins South East of Millmerran and 100km* to Toowoomba, this Inner Downs Mixed Farming Aggregation which consists of the properties 'Du Hallow', 'Fairfield' and 'Blissfield' will be sold as a whole or separately. Total Aggregation: 827.72Ha (2045,28Acres*) "Du Hallow" (380.89Ha 941.17Acres) - 936 Punchs Creek Road, Punchs Creek Lot 1 RP82171 (32.38Ha) Lot 2 SP169290 (32.36Ha) Lot 3 RP58047 (186.62Ha) Lot 19 M341306 (129.53Ha) Location: Approximately 20 mins South East of Millmerran, 1 hr 15 mins to Toowoomba. Bitumen and gravel frontage to 936 Punchs Creek Road, Punchs Creek. Services: Access to school bus to Millmerran (Primary & Secondary to Year 10), mail 3 days per week. Country: Level to gently sloping Brigalow Belah country with areas of Box consisting of grey / brown clay soils. Natural and improved pastures including Rhodes, Digit grass, Purple Pigeon and Creeping Blue grass. Current cultivation area approx. 140Ha, with the balance almost all arable ex-cultivation. Residence: • Four bedroom plus office brick residence set on concrete piers • Open plan living area, lounge and dining room with evaporated air conditioning throughout, plus wood heating • Bathroom with shower, bath and vanity, separate toilet plus additional downstairs shower, second toilet and laundry. • Eastern facing verandah with covered walkway to adjacent double garage. Water: • Equipped solar bore reticulating to 3 x 5000gallon tanks and 3 troughs. Bore is also connected to the garden. • 4 dams • 4 x 5000gallon rainwater tanks Fencing: The property is divided into 7 main paddocks with the boundary fence consisting of 4 barb split post construction, and a rabbit fence on the Western side. Internal fencing is mainly 4 barb and wooden post construction. All fencing is in good condition. Sheds: 29m x 9m x 4m high machinery shed divided into 6 bays with 1 bay lockable with concrete floor, roller door and power connected. Steel frame construction with zincalume walls and gable roof. Livestock Handling: Timber cattle yards with new loading ramp and vet crush. Additional Improvements: 2 x 73tonne Sherwell silos with aerators set on concrete slab. "Fairfield" (255.51Ha 631.36Acres) - 707 Rocky Creek Road, Rocky Creek Lot 2 RP48955 (1.11Ha) Lot 117 SP219848 (100Ha) Lot 118 SP219848 (154.4Ha) Services: Access to school bus to Millmerran (Primary & Secondary to Year 10), mail service 3 days per week. Country: Brigalow Belah country which has been cultivated in the past, now improved pasture with a balance of lighter country which includes the sandstone quarry. Approx. 300 acres of ex-cultivation. 35 acres of oats currently planted. Residence: • Three bedroom homestead (circa 1920) set in an established garden setting • Combined kitchen and dining including wood heater • Separate lounge room and family room • Large deck on 2 sides with separate screened sun room • Outdoor amenities block including shower and toilet • Currently tenanted until 1 December 2024 Water: • 6 dams • 1 x 2000gallon high tank pumping from dam • 3 x 5000gallon rainwater tanks (2 poly, 1 concrete) connected to residence • 2 x poly rainwater tanks connected to shed (approx. 8000gallons storage in total) Fencing: The property is divided into 7 paddocks plus an additional holding paddock. All fencing in good condition, with the Northern boundary being the rabbit fence. Sheds: • 13m x 16m machinery shed with 9m x 16m annex with power connected • 12m x 16m drive through machinery shed • Several smaller utility sheds • 13m x 9m powered workshop / timber storage shed Livestock Handling: • New portable panel steel cattle yards with new vet crush and loading ramp • Dam water connected to yards "Blissfield" (191.32Ha 472.75Acres) - 618 Turner Road, Rocky Creek Lot 1 M341115 (104.81Ha) Lot 85 M341039 (86.51Ha) Location: Located at 618 Turner Road, Rocky Creek, 15 mins to Millmerran, 99km to Toowoomba. Services: Access to school bus to Millmerran (Primary & Secondary to Year 10), mail 3 days per week. Country: 472 acres of Brigalow Belah and Box country, with approx. 300 acres of ex-cultivation improved with Creeping Blue grass, with the remainder all cleared grazing country with native Blue Grass. Residence: • 2 bedroom home with sleepout and office • Lounge room with wood heater, dining room, ceiling fans throughout • New kitchen with electric stove • Renovated bathroom with separate toilet • Verandah on two sides • Currently tenanted until 25 January 2025 Water: • 3 dams • Rocky Creek forms the Southern boundary of the property Fencing: New boundary fencing to approx. 50% of the property, with the remainder stock proof. Sheds: • 10m x 12m lock up shed with concrete floor • Old double garage Livestock Handling: • New steel cattle yards with vet crush and loading ramp 'Du Hallow', 'Fairfield' and 'Blissfield' offer a well-maintained mixed farming opportunity with multiple residences, extensive water resources, various sheds and livestock handling facilities, conveniently located South East of Millmerran, just over an hour to Toowoomba. An opportunity to secure a versatile year round farming enterprise with potential for future development. Private inspection by appointment. Expressions of interest closing 4pm, Wednesday 7th August, 2024. Prior offers considered. Contact: James Arthur 0438 347 330 James Croft 0429 318 646