

'Mount Whitestone Paradise' 197 Dry Gully Road, Mount Whitestone, Qld 4347



Livestock For Sale

Monday, 20 May 2024

'Mount Whitestone Paradise' 197 Dry Gully Road, Mount Whitestone, Qld 4347

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 91 m2

Type: Livestock



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Auction

Location: With bitumen frontage, 197 Dry Gully Road is located approximately 20km south west of Gatton on the Gatton-Clifton Road, 42km from Toowoomba's CBD and 113km to Brisbane's CBD. Services: 3 phase power School bus service from Gatton-Clifton Road to state and private schools, 2.3km Mount Whitestone Primary School Mail 5 days (at present) RPD & Area: Lot 81 on CH312375 = 64.75*Ha (160.00* acres) Lot 132 on CC396 = 26.456*Ha (65.374*acres) Total 91.2Ha* 225 acres *Approximately Rates: Approximately \$1,458.00 per half year Country: Well maintained undulating cattle grazing, spread over two titles spanning over 225* acres with 8* acres of previous creek cultivation flats along the Paradise Creek, recently returned to improved pastures. The remaining country is shaded Iron Bark, Gum, and Softwood scrub country. Soils vary from brown to chocolate, covered in Gatton panic and Rhodes Grass. Fencing: Majority is new to good cattle proof fencing with 4 & 5 barb, steel. 9 main paddocks with watering points in all paddocks, covered cattle yards and feed trough areas. Cattle Yard Complex: Steel and Timber yards with covered vet crush, loading ramp surrounded by concrete and concrete floor steel loading ramp. Yards include drafting pen, 3 holding yards plus curved race. Water connected, 2 x 5000 gallon poly tanks, 3 troughs (Water fed from shed and dam) Water: 4 dams, with cascade overflows to each dam. Reticulates to all watering points and house yard tanks via underground mains. Top dam is equipped with a firefighter pump. Semi permanent creek - Paradise Creek 4 x 5000 gallon poly tanks, fed from 2 dams, and reticulated to 5 troughs and 1 x 1500 gallon poly tanks - connected via house & sheds. Improvements: Residence - 15 year old Devenbourne home. Brick veneer construction, colorbond insulated roof. Features include: • 3 bedrooms, all built in, main with ensuite and walk in robe • In addition there is a separate large office/or 4th bedroom • Tasmanian Oak flooring throughout • 2 internal living areas with formal lounge, rumpus plus spacious open plan living area (kitchen, dining and living area) • Main living area opens onto spacious covered tiled outdoor living area that overlooks the farm and surrounding countryside • Large spacious kitchen features quality appliances, gas cooktop, and undersink water filter system • Perimeter tiled verandah • Separate laundry and double carport • Ducted air conditioning throughout, with added reverse cycle air conditioner in rumpus • Cosy fireplace • 2.7m ceilings throughout • Solar power on roof - 7.5kW system • Solar hot water system • Rainwater tanks on residence - 4 x 5000 gallon poly tanks - freshwater • Secure 3 bay machinery Colorbond shed with roller doors - 1x 1500 gallon tank The homestead is set amongst a country setting with 180 degree stunning elevated views into the Lockyer Valley, Tenthill Conservation Park. Garden boasts established trees including fruit trees and natives, shrubs and lawn area - meticulously kept. The garden is fully serviced by strategically placed watering points. Machinery shed - Approx. 12 x 16m. 3 phase power, full concrete floor, H/duty steel girder uprights, web steel roof trusses, Z galvanised steel purlins. Fully enclosed with corrugated iron (except door opening side), outside toilet Hay shed - Approx 16 x 9m. Gravel floor, RSJ steel uprights, web steel roof trusses, 2 galvanised purlins. Enclosed on 3 sides with corrugated iron, 3 phase power connected and includes tanks, as detailed. Demountable storage shed - secure, water tight Remarks: • Centrally located to Gatton and Toowoomba • Panoramic views from a meticulously maintained residence and surrounds • Quality grazing country, well developed and well managed service roads/firebreaks making the property total accessible • Superb lifestyle property - cattle fattening, producing top of the market progeny, also suitable for horses, and weekend adventures Other improvements include tidy chook shelters, dog shelters Currently running 42 breeders and their progeny "Mount Whitestone Paradise" is a stand-out property, with extensive development of the country and improvements in the last 5 years. AUCTION DETAILS: 28th June 2024, 11.00am The Rock Toowoomba, 520 Ruthven Street Can't attend in person? Watch the auction online! <https://raywhitetoowoomba.com/watch-our-auctions-live>