

# "Oak Springs", The Deep School Road, Tara, Qld 4421



## Mixed Farming For Sale

Wednesday, 12 June 2024

"Oak Springs", The Deep School Road, Tara, Qld 4421

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 889 m2**

**Type: Mixed Farming**



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## Contact Agent

"Oak Springs", Tara via Moonie, QLD, 4405889.2 HA | 2,222 Acres\* EXPRESSIONS OF INTEREST Closing: Thursday, 11 July 2024, 4:00pm  
**AREA & TENURE:-** Total area 899.20 HA (2,222 Acres\*) Freehold.- Located in Western Downs Regional Council area with Rates \$4,880.80 per annum gross.  
**SITUATION:-** 41km North East Moonie.- 27km South West Tara.- 107km South West Dalby.- 140km North Goondiwindi.- Access via Bullock Head Road and Old Moonie Road.  
**FACILITIES:-** Single phase power.- Schooling: Moonie – Prep to Grade 6, Tara – Primary & Secondary and school bus within area.- Mail service – two days a week.- TV, mobile and internet service.- Grain Depot – The Gums.- Livestock Selling Centre – Dalby.  
**COUNTRY:-** Slightly undulating Brigalow/Belah with cracking clay soils running into brown and red clay loams.  
**CULTIVATION:-** 402 HA (approx. 993 acres) cultivation of which 142 HA (approx. 350 acres) has the ability to be irrigated by two pivots. Principally the cultivation country is level. Balance of country approx. 497 HA (approx. 1,229 acres) grazing country consisting of improved pastures and natural grasses.  
**WINTER PLANTING:-** Front paddock – Barley (50 HA).- Pivot paddock – Barley (150 HA).- Middle paddock – Wheat (110 HA).  
**IRRIGATION:-** Overland Flow Works Notification 182820 Storage capacity 600ML plus sump 15ML (Estimate Bypassing approx. 800ML)  
**IRRIGATION EQUIPMENT:-** 2 x Valley Centre Pivots, 6 span x 46 HA service.- 4 circles c/w 4-cylinder Perkins diesel and generator pack.  
**WATER:-** Seven earth dams plus big dam.- Share water agreement – Artesian bore.- Solar pump located at cattle yards, house rainwater, dam & bore.  
**FENCING:-** Boundary fence 3/4 exclusion electric fence, Western side netting.- 12 internal paddocks, netting and four barb.  
**CATTLE YARDS:-** Steel panel yards, covered work area, crush and scales.- Capacity up to 250 head.  
**GRAVEL PIT:-** On farm gravel pit.  
**IMPROVEMENTS:-** 3-bedroom, 1-bathroom cladding home, air-conditioned, double garage and outdoor entertaining area.- Worker accommodation with air-conditioning.- Workshop/machinery shed 27m x 13m, workshop lockable, cement floor, power connected, 3 sides enclosed.- Machinery shed 27m x 15m earth floor, 3 sides enclosed.- Hay shed, 4 bays.- Chemical storage – raised 20ft container.- Silos:- 3 x 70 tonne Sherwell c/w aerators.- 4 x 10 tonne silos.- 2 x 27 tonne silos c/w aerators.- 2 x 60 tonne silos (located at hay shed).  
**COMMENTS:-** "Oak Springs" offers the opportunity of versatile farming/grazing supported with irrigation of which water supply is gravity fed. Easily managed property with quality soils ideal for backgrounding, finishing and grain/pulse/cotton production.  
**AGENT CONTACTS:-** Roger Lyne | 0427 698 866 Andrew Kirtley | 0400 598 866