

Oaklodge - Krugers Road, Chinchilla, Qld 4413



Other For Sale

Saturday, 29 June 2024

Oaklodge - Krugers Road, Chinchilla, Qld 4413

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 731 m2

Type: Other

Make Your Offer To Purchase

Situation: "Oaklodge" is positioned only 24kms northwest of Chinchilla with bitumen access via Auburn Road and 4.5 kms of all-weather gravel. Centrally located between the Queensland's major cattle selling centres of Dalby and Roma saleyards

Area & Tenure: 731.04 Hectares (1,805 acres) - Lots 23 and 24 AU30 - Western Downs Regional Council

Services: Include single phase rural • power, phone connected, limited mobile phone reception, mail service and school bus to Chinchilla State and Private Schools

Country: "Oaklodge" comprises of approx 400 acres of Brigalow, Belah scrub soils to approx 300 acres of Belah, Box, Wilga, Ironbark country. An area of approx 200 acres has been farmed for forage crops in the past. The balance of the property ranges from open to naturally timbered Ironbark, Pine, Bull oak timbers country. Approx 350 acres is green on the veg map with the balance being white.

Home: Good solid 4-bedroom timber home which has been recently renovated inside with 3 carpeted bedrooms, new kitchen, open living area and front verandah.

Sheds & Improvements: • 1 x 24m x 12m Igloo with 2 x attached lockable container sheds • 1 x 12m x 8m Hay shed with concrete floor • 1 x Old 2 stand timber shearing shed • 1 x Open timber machinery shed • 1 x Double carport near house • 1 x Second set of portable steel yards and with loading ramp at house

Feedlot Opportunity: Oaklodge holds a 1,000 SCU Feedlot approval (with conditions)

Yards: Excellent set of main working steel cattle yards which include a curved forcing yard to 6-way pound, concreted raceway, 2 x vet crushes, scales, loading ramp and water connected. Also includes attached numerous working pens and laneway leading to main yards, 7 feed yards and 4 holding pens are all fitted with concrete feed bins and water

Water: Very well-watered by 1 x fully equipped bore operated by a 20 KVA generator, 1 x 95meg capacity overland flow dam and 6 x paddock dams. Water is pumped from the bore and main dam to 6 x 5,000gal poly tanks which then articulates to all water troughs in yards and holding paddocks

Fencing: Mostly all the boundary fencing is in good condition with a good distance being recently renewed with 5 barb fencing. Subdivided into 6 paddocks

Remarks: "Oaklodge" represents a great WIWO opportunity for existing cattle producers to expand their current operations

NB: Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the above details