

152 Anderson Lane, Kings Creek, QLD, 4361

Rural For Sale

Monday, 23 September 2024

152 Anderson Lane, Kings Creek, QLD, 4361

Type: Rural



Ian Brady

Superb grazing or cultivation potential

Welcome to "IDLE BYE" 120 acres of superb country on Clifton's Western edge.

- The property has in most recent times been entirely used for the rearing of cattle
- It has a superb paddock layout of seven individual paddocks, serviced by laneways to the yards .
- Water is secure with a windmill equipped bore, drilled to a depth of 14 meters in 1966 servicing a polly tank and feeding 4 water troughs in various paddocks and yards
- Idle Bye has frontage of over 1000 meters of Kings Creek.
- Fishing these waterholes has seen catches of good sized Yellowbelly and Cod
- This system is known for permanent and seasonal waterholes, and its rich, highly fertile, alluvial creek flats.
- At least 40% of the property has been sown to improved pasture over recent years, this years hay production off a combined • • • 44 acres yielded a phenomenal 130 round bales of pasture hay

Current infrastructure includes

- Timber loading ramp and portable panel cattle yards
- 3 bay steel shed, open to the North with a skillion roof attached to the East side of shed, total shed dimensions 16m x 7m
- Shelter shed 6m x 5m and an additional smaller shelter
- Fencing is fair to excellent, electric fencing is mainly used .

Also available for PRIVATE negotiations between our vendor and the purchaser is a water licence.

Allocation Type: NRL Water Allocation - No Resource Operations Licence

Allocation No: 687 Crown Plan AP7585

Plan Name: Water Plan (Condamine and Balonne) 2019

Location: Condamine Balonne Tributaries Zone 7 (Kings Creek AMTD 24.9km)

Management Area: Condamine Balonne Tributaries Water Management Area.

Nominal Value: 48 Megalitres

Water Allocation Group: Class 7B

Volumetric Limits: No greater than 48.000 Megalitres per water year

Purpose: Any

Maximum Rate: 2.20 Meg per day

Flow Conditions: NIL

Conditions: Water taken under the authority of this allocation CANNOT be stored