

**2238 Surat Developmental Road, Parknook, QLD,
4417**



Sold Rural

Tuesday, 15 October 2024

2238 Surat Developmental Road, Parknook, QLD, 4417

Bedrooms: 4

Bathrooms: 2

Type: Rural

Fully Developed, Blue Ribbon Grazing - Held by the Same Family for 107 Years

Located 24km from Surat, 104km from Roma, 216km from Dalby and 298km to Toowoomba, 'Wongabel' is centrally located to livestock selling complexes and feedlot facilities. An exceptional aggregation of undulating improved grazing, with 800*acres of available cultivation. Selectively cleared Bauhinia, Bottle Tree, Belah country, disc ploughed and improved with Buffel, Bambatsi, Queensland Blue Grass and Mitchell Grass.

Total Area: 4,484.29Ha* (11,081 acres*) Freehold

Lot 15 EG177 (1946.74Ha*)

Lot 25 EG182 (1993.78Ha*)

Lot 2 EG74 (543.77Ha*)

Fencing & Grazing:

Paddocks

- 13 main grazing paddocks, 12 of which running onto a central laneway system to the main yards, and additional 7 medium size paddocks, 3 with established Bambatsi & 2 are ploughed paddocks
- 2 small horse paddocks

Fencing

- All fences are in excellent condition, with most only 3 years old.
- Boundary fences are exclusion; 1.45m to 1.65m in height.
- Laneway fencing with netting and barb on top (other side of laneway either exclusion or new Clipex netting with steel and timber split posts).

Abundant Water:

Fully equipped bore drilled in May 2019, depth 1,045m into the Gubberamunda Sandstone table.

45 troughs - 28 concrete sheep troughs, 12 concrete cattle troughs, 5 concrete troughs in yards

21 storage tanks (137,000 gallons total water storage)

11 rainwater tanks (61,000 gallons total water storage)

1 garden tank (3,000 gallons)

10 dams (most are fenced and watered by troughs), 2 equipped windmills on dams

Sheds:

13.7m x 26m x 3.7m large steel workshop on cement floor, power and water connected, with work pit

4.6m x 8m x 3m lockable steel car shed on cement floor, power and water connected, storage shelves, remote electric roller doors

2 large steel sheds (30mx15mx5.2m) on cement floor with power and water connected (100ft x 50ft* each)

12.2m x 6m x 4.3m steel shed on gravel floor, 2 sides closed in

24.4m x 9m x 5.5m steel hay shed on gravel floor, 3 sides closed in, stock proof gates at front

15m x 9m x 3.7m steel machinery shed on gravel floor, 3 sides closed in, stock proof gates at front

Livestock Handling:

- Cattle yards (3 years old) - heavy duty steel yards (650 grown head of cattle capacity), including custom built CIA immobilizer vet cattle crush, Gallagher scales, NLIS reader panel and an 8m long loading ramp with walkway both sides
- Undercover sheep yards (3 years old), steel yards 1,500 grown sheep capacity with power operated Gallagher 3-way auto draft, scales, NLIS reader and 6m hydraulic lifter
- Second sheep yards - drafting yards at the back of the property to handle 500 grown sheep
- 5 stand shearing shed, driven by 5hp electric motor, watering points to handle 1,000 sheep, power connected by

underground line

- Steel panel horse yards with large round yard, cow milking bail with concrete floor, water and power connected

Additional Improvements:

60 tonne grain silo

11 tonne grain silo

4x 75 tonne grain silos

1,250m (1,000m gravel) air strip, fully-fenced and marked with yellow windsocks

Meat house - lined, on concrete slab with water connected and sink fitted

Residences:

Renovated in 2009, the Homestead boasts 4 bedrooms, 2 bathrooms, and is set amongst a stunning mature garden. This spacious 34sm² home features a large modern kitchen, with stone bench tops, quality cabinetry and appliances. There is a generous dining room and living room, and a separate large office. With 8 reverse cycle air conditioners and a wood heater, climate control is at your fingertips. The wide front verandah leads to a covered BBQ area on the eastern end, perfect for al fresco dining. A floodlit tennis court completes this tastefully renovated rural haven.

A second residence (approx. 24sm²) offers 5 generous bedrooms, 2 bathrooms, an office, large living and kitchen with walk-in pantry, and 1 reverse cycle air conditioner. Both homes are conveniently plumbed with options for rainwater or dam water.

'Wongabel' stands out as an exceptional grazing property, now available for the first time in 107 years. Strategically located, this 11,081 acre* haven offers unparalleled undulated grazing, with 800 acres* available for cultivation. Meticulously maintained fencing, extensive sheds, modern livestock handling facilities and an abundant water supply complete this package. 'Wongabel' represents a once-in-a-lifetime opportunity with a century-long legacy.

Expressions of Interest Close 4pm, Thursday 18th April, 2024.

Contact agents James Arthur or David Felsch for more information or to arrange an inspection.

David Felsch - 0488 993 931 - Ray White Rural Dalby

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