

"Taroon", Texas, Qld 4385



Sold Mixed Farming

Tuesday, 12 December 2023

"Taroon", Texas, Qld 4385

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 272 m2

Type: Mixed Farming



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Declan Spencer

\$2,400,000

An extraordinary opportunity awaits you with this impeccably maintained irrigation and cattle property, situated in the highly desirable Dumaresq Valley region, a mere 42km from Texas, Queensland. "Taroona" comprises 1301 acres on two titles, ranging from high quality alluvial river flats to undulated open grazing with timbered ridges and hollows, providing the versatility to support a wide range of agribusiness needs. The property is well set up with state of the art irrigation infrastructure. In recent years, upgrades have been carried out on pumps, underground mains and pivots ensuring many years ahead of minimal expenditure. Five irrigable paddocks, two of which have been planted with oats, one paddock is fallowed and ready for planting and the remaining two have had summer forage crops which have been fed off and chopped for silage. The contoured cultivation would be ideal for fodder crops or improved pastures and is currently supporting a healthy oats crop. Water is in abundance on the property with 1.4km frontage to the Dumaresq River, providing water for irrigating as well as stock and domestic use. There are also 6 stock dams, a stock & domestic bore, spring fed creek and an 8000 gallon rainwater tank which services the home and troughs. A 200 megalitre river allocation, as well as two 25 megalitre highflow water allocations provide irrigation water for the property. The quality improvements are a highlight with good hay and machinery sheds, well appointed cattle yards with new crush and immaculate brick home. With four good sized bedrooms; main with ensuite and large walk-in-robe, open plan living, spacious kitchen, split system air-conditioning, wood heater, office, solar panels, double garage, front verandah and outdoor entertaining area, there is nothing to do but move in with your family. There is also an additional older cottage, old shearing shed and numerous outbuildings. "Taroona" presents a compelling opportunity for new owners to explore diverse income streams derived from camping, fishing, and water leisure activities. Enchanting riverfront locations throughout the property provide picturesque settings, further enhancing its potential for generating revenue from these recreational pursuits.

PROPERTY DETAILS
4191 Riverton Road, Watsons Crossing Qld 4385
Lot 6 CVE193, Lot 9 CVE193526.84 Hectares
Located approximately 42km from Texas Qld on the Queensland side of the Dumaresq River
26" average rainfall
COUNTRY 180 acres of alluvial river flats, 75 acres of contoured cultivation, 400 acres of open grazing and balance is timbered ridges and hollows
WATER • 1.4km frontage to Dumaresq River • 6 stock dams • Spring fed creek running through the property • 8000 gallon rainwater tank • Troughs • Stock and domestic bore • Stock and domestic river water
IRRIGATION • River allocation (Glenlyon Dam regulated) water licence (5034) – 200 megalitres • River allocation (Highflow) water licence (5006) – 25 megalitres • River allocation (Highflow) water licence (5135) – 25 megalitres • 125x100x315 22Kw Southern Cross Irrigation Pump • 100x65x200 30Kw Hydro Titan Irrigation Pump • Network of underground mains supplying multiple paddocks • Four span Valley centre pivot – 44m spans with R55 Sprinkler Kit, 50 acre watering area • Three span Valley centre pivot – towable for use on two different pivot points, 44m spans with R55 Sprinkler Kit, 28 acre watering area • Three pivots points • Fertigation system
IMPROVEMENTS • Four bedroom brick home with two bathrooms, office and double garage. Home has solar panels, split system air-conditioning and wood heater. • 150' x 50' Hay Shed • 90' x 30' Hay Shed • 60' x 30' Machinery Shed with concreted workshop and power connected • Older cottage, shearing shed and storage shed • Timber & Steel Cattle Yards with new Crush
PASTURES Natural grasses, legumes and herbages
SERVICES • Twice weekly mail service • Good mobile service • School bus to Texas P-10 State School • Livestock selling centres in Warwick and Inverell • In close proximity to local feedlots
RATES Approximately \$950 half yearly Goondiwindi Regional Council
The quality improvements and infrastructure; plus fertile soils, river frontage and water allocation; together with grazing land make "Taroona" a perfectly balanced property. Don't miss this unique opportunity to secure your future – call today to arrange an inspection!

General Features • Property Type: Rural • Bedrooms: 4 • Bathrooms: 2 • Land Size: 1301 acres (approx.)
Indoor Features • Split-system Air-conditioning • Wood Fired Heater • Extra Office Space
Outdoor Features • Multiple Hay Sheds • Abundance of Water • Shearing Shed & Cattle yards