

The Meadows & JK Aggregation, 655 Moonie Highway, Dalby, Qld 4405

Mixed Farming For Sale

Tuesday, 28 May 2024



The Meadows & JK Aggregation, 655 Moonie Highway, Dalby, Qld 4405

Bedrooms: 3

Bathrooms: 1

Area: 598 m2

Type: Mixed Farming



Andrew Kirtley
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Contact Agent

"The Meadows" & "JK" Aggregation, Moonie Highway, Dalby, QLD, 4405598.53 HA | 1,478.96 Acres* EXPRESSIONS OF INTEREST Closing: 4 July 2024, 4:00pm AREA & TENURE:- Total area 598.53 HA (1,478.96 Acres*)- Comprising 38 x Freehold Titles 592.3805 HA (approx. 1,463.77 Acres) & 1 x Leasehold Title 6.15 HA (approx. 15.19 Acres) WATER:- Total water allocation of 1,570 ML nominal volume and 2,550 ML volumetric limit including low and no flow access. - 27 ML licenced weir with a total of 986 ML in water storage and the potential for more storage to be built. LOCAL AUTHORITY/RATES/LAND RENT:- Located in the Western Downs Regional Council area with gross bi-annual rates being \$3,626.59 and an annual land rent \$343.64. COMMENTS:"The Meadows" and "JK" aggregation is located within 7KM of major regional centre of Dalby offering reliable water (90% modelled reliability) including 1570 ML water allocations producing high yielding crops. The opportunity to secure such an asset does not become available very often, so we recommend you call Andrew Kirtley or Roger Lyne to arrange an inspection. SITUATION:- 7km South-West Dalby.- 90 km North-West Toowoomba.- 216km West Brisbane.- Access via sealed bitumen Moonie Highway. FACILITIES:- 3 phase power connected to property.- NBN Wireless connected to the property.- School bus at front gate to Dalby prep through to high school.- Mail service 3 times weekly.- Major grain depots and cotton gins located Dalby.- Several feedlots and piggeries located within 50km property. COUNTRY: Majority of the property is slightly undulating, deep rich alluvial self-mulching black soils running down to Myall Creek flats. High yielding and highly productive property assisted with an annual manure program applying over 4,000T in the past 3 years. CULTIVATION, IRRIGATION & GRAZING:- Total cultivation area of approx. 464.1 HA comprising of - Approx. 345.5 HA irrigation (243.5 HA Flood irrigation, 102 HA lateral irrigator). Syphons for flood irrigated area included.- 118.6 HA Dryland farming (rain grown)- 134.43 HA grazing and support land with 22 HA taken up with water storage and channels.- Current fallow cultivation includes 70 HA flood, 102 HA lateral and 118 HA rain grown Yeti barley planted 9-5-2024. IRRIGATION CONSISTING OF:- "The Meadows" 528 ML surveyed main storage and 18 ML sump. High flow pump is a 600mm submersible with 132 kw 3 phase and the low flow pump is a 200mm submersible with 30 kw 3 phase. Tailwater pump is a 355mm submersible pump with 40kw 3 phase and the outflow pump is a 400mm mixed flow with a 55kw 3 phase.- "JK" 378 ML surveyed main storage and 35 ML sump. Flood lifter pump is a 660mm 3 phase 110 kw. Outlet pump is a 400mm mixed flow Chinese pump run by 4-cylinder Isuzu diesel engine and the tail water pump (supplied but not installed) is a 400mm Chinese submersible 3 phase electric motor. The older flood lifter pump is a 400mm Everflow axial flow pump with a 75kw 3 phase.- Telemetry for the irrigation system is provided by Mait Technology and provides full monitoring of creek, dam and lateral supply channel levels and on/off on both main creek pumps.- 27 ML Licenced weir on Myall Creek.- 915M (102HA) Lindsay Zimatic overhead lateral irrigator supplied by 12HBC mixed flow Chinese pump with 55kw 3 phase. Lateral irrigator comes with row crop and broadacre sprinklers. Purchase new in 2007, this machine has only been used with dam water. Telemetry is provided by Lindsay Corporation with full monitoring, speed adjustment and turning off capabilities.- Myall creek dissects the property supplying reliable irrigation water.- Stock and domestic bore provides spray water for the property.- 1 x earth dam provides garden water. IMPROVEMENTS:- Well maintained 3-bedroom, 1.5-bathroom, 2 car Hardiplank home, airconditioned with modern kitchen and polished floors. Established irrigated gardens. 45000 L rainwater storage. NBN wireless connected to the property.- Machinery Shed, 9m x 36.5 m with 5 x 9 lockage storage at one end, power connected. - Large workshop, 15m x 9m, 25% concrete floor balance bitumen floor, vehicle service hoist, power connected. 46000 L rainwater tank connected.- Small Workshop, 8m x 14m, part concrete/part gravel floor with mezzanine floor, power connected.- Hayshed Shed, 16m x 16m, earth floor. - "JK" shed, earth floor.- 3 x 60T Elevated silos.- 20' lockable container. CATTLLE YARDS: Basic timber cattle yards located on both "The Meadows" and "JK". Contact us today to arrange an inspection. AGENT CONTACTS: Andrew Kirtley | 0400 598 866 Roger Lyne | 0427 698 866