



**NANANGO**  
749 Burnett Highway

4 2 4

## Irrigation and Hay Farm on 280 Acres.

Located Just North of Nanango on the Burnett Highway 280 Acres on 2 titles. Large list of regular customers

### Property Description:

#### Land:

280 Acres (in 2 titles) mostly heavy black soil. Approx 220 Acres of cultivation. Approx 150 Acres can be supplementary irrigated with 70 Acres currently being irrigated and under crop at present. Currently has lucerne, rhodes grass and millet being irrigated and dry land rhodes growing.

#### Water:

4 registered bores. 2 equipped and 2 unequipped. Bore 1 Pumping 18000 gallons per hour. Equipped with 28 horse power Deutz through 6 inch PVC class 6 Mains with 22 hydrants to supply Monsoon Hard hose 50 metre boom.

Bore 2 electrically equipped pumping approx 10,000 gallons per hour to 4 inch mains supplying Wade Rain side roll 260 metres covering 20 Acres at present ( can cover 40 Acres )

Water is not metred.

#### Improvements:

Home . 4 bedroom brick home. very comfortable. All bedrooms have builtin cupboards and master has ensuite with walk through robe. The home has an electric upright stove plus a

<b>Property ID</b>	L856562
<b>Property Type</b>	Cropping
<b>Garages</b>	4
<b>Land Area</b>	280.0 acres

## AGENT

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combustion stove. There are 2 living areas plus an entertainment area.

Sheds.

There are numerous sheds all are near new and well constructed.

Hay shed 30 metre by 18 metre by 5.5 metre high

Machinery shed 18 metre by 9 metre by 4 metre high

Machinery shed 30 metre by 12 metre by 4.5 metre with 1 lockable bay and power.

Workshop 14 metre by 7.5 metre concrete floor with 2 roller doors and 3 phase power.

Studio ( near home) 6 metre by 6 metre with 2 carports attached glass and roller door and powered.

Silos

2 X 60 tonne Remco silos with power

1 X 80 tonne silo

Equipment included

Monsoon 280m hard hose with 50 metre boom

Wade Rain sideroll

All irrigation pipes and fittings

Large number of split posts

Acco 1830b Farm truck

Auger

Diesel and fuel tanks

Summary

A very neat property in great location. Great infrastructure with numerous sheds.

Large number of regular clients.

Irrigation could be expanded.

Daily mail, school bus and mobile reception all available. For more information or an inspection please call John Allery Raine and Horne Kingaroy 0427 376 993