



JUNCTION FALLS 240 meg Water, 101.5 Acres, INNOT HOT SPRINGS, QLD 4872

JUNCTION FALLS - 240mg water, 101.5 acres*

41.00 hectares, 101.31 acres

Property Size: 41.08 hectare (101.5 acres)

Water: The property has a harvesting licence of 30 litres per second from the Herbert River (240 megalitres) via a Koloska diesel driven pump. Power is delivered to the river, however the 37kva motor and pump have been disconnected but are part of the sale. There is a bore at the river end of the block that is equipped with a submersible that supplies water to the cottage and shed. A bore at the house is unequipped. The irrigation system has been set up to accept a Wisa automated system that delivers through tee tape. (The tee tape is now not functional however can easily be changed to accept any type of irrigation delivery).

There are 4 x 22,500 and 1 x 47000 litre tanks for the bore giving a storage of 137,300 of water just for the house.

Infrastructure and power: The house is a newly constructed Timber home built in 2009 consisting of 5 bedrooms with office and 2 bathrooms. There is a 3-bedroom cottage and large machinery shed, a smaller shed near the house to store machinery. A two-bedroom cottage sits beside the river and presently has a caretaker living there.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 22714729

SALE DETAILS

Price Upon Application

CONTACT DETAILS

ELDERS RURAL SERVICES AUST LTD

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SOUTH BRISBANE, QLD
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There is another house structure however it would need major renovation to make it liveable again.

Machinery: There is a 37kv 3 phase diesel genset that can supply power if there is an outage. Ergon supplies power to all buildings and sites however the house is equipped with a 5KV solar and the shed has a 6 KV solar that generates power back to the grid.

Road: The road is mainly bitumen with a small amount of dirt to the front door.

Rainfall and Climate: Reliable 868mm average annual rainfall, Temperate climate with an elevation of around 2000ft.

Schools: Ravenshoe is the hub fifteen minutes east and the area is supported with a school bus.

Soils: Fertile sandy loams.

Fencing: The boundary is fenced completely. The property has great potential for tree or small crop farming and lends itself to a camping income due to its position

- Land Area 41 hectares

