



## 34 Bellottis Road, OAKDALE, QLD 4605

Drought Proof Your Operation!

**40.74 hectares, 100.67 acres**

34 Bellottis Road gives the astute buyer the opportunity to drought proof their operation. The permanent water supply offers enormous benefits for long term sustainability on a property of this size.

- \* Permanent flowing spring.
- \* 4 Cylinder, 30 hp Deutz Diesel Stationery motor, coupled to a 2-inch End Suction Centrifugal pump, delivering 20,000 litres per hour.
- \* 2-inch poly mains irrigation line in place in 2 paddocks, total of 20 acres.
- \* Opportunity to develop a further 20 acres to irrigation.
- \* Farming country is top quality red scrub soils.

Other Features -

**TYPE:** For Sale

**INTERNET ID:** 300P185352

**SALE DETAILS**

**\$1,200,000**

**CONTACT DETAILS**

**ELDERS RURAL  
SERVICES AUST LTD**  
SW1, Level 1, 52 Merivale  
Street  
SOUTH BRISBANE, QLD  
07 3840 5522

**David Thornberry**  
0429 877 732

7 km to Murgon, major centre with all services, schools and school bus service.

Saleyards located at Murgon.

Bitumen access to front gate.

Twice weekly mail service.

Currently running 25 to 35 head of cows and calves to weaners.

Majority top quality undulating red scrub soils, originally timbered with Narrow Leaf Ironbark, Grey Gum, Bottle Tree, Kurrajong, some Moreton Bay Ash on the slopes leading to the creek which is timbered with River Red Gum.

Scattered Lantana throughout the property.

Pastures predominantly Rhoades and Panic grasses, along with native annual and perennial grasses.

4 Barb boundary and internal fencing.

Basic cattle yards with head bale and loading ramp.

7 paddocks with laneway leading to cattle yards.

18 m x 12m hay shed.

2-bedroom, 1 bathroom house with 2 car garage.

13 Kilowatt solar power unit generates 90% of the power for the house.

This property has the advantage of permanent water which enables the owner to maintain production throughout extended dry periods and drought. The irrigation system is simple, effective and reliable that can be operated with minimum effort by one person.

Opportunities to grow irrigated forage crops for hay, silage or to graze and trade cattle. Quality soils represent excellent weight gains or ADG.

The current paddock layout is ideally suited to a rotational grazing system or for further cultivation to be developed.

- Land Area 40.74 hectares
- Bedrooms: 2
- Bathrooms: 1



**HOMESTEAD**

<b>Bedrooms</b>	2
<b>Bathrooms</b>	1











