



**OFF
MARKET
LISTING**

929 Tara-Kogan Road, TARA, QLD 4421

This property never even hit the open market and it was Under Contract

1,002.00 hectares, 2,475.95 acres

LOCATION- 9KMS TO TARA, 70KMS TO CHINCHILLA, 90KMS TO DALBY.

SERVICES- Bitumen road frontage, Power and Phone Connected, Mobile Service, School Bus at Front Door.

AREA/TENURE- 1002.32 Hectares (2476 acres) Freehold.

COUNTRY/PASTURE- Principally Grey and Black Brigalow/Belah Scrub Soils with areas of lighter box country. All cleared and growing Queensland Blue Grass, Buffel and Purple Pidgeon Grass.

CULTIVATION- 300 acres planted to Oats, Areas of Old Cultivation returned to grass, much of the property could be farmed.

WATER- 14 Dams in total, House Dam equipped with windmill tank and several troughs.

22,500 gallons Rainwater interconnected to Both Homes.

TYPE: Under Contract

INTERNET ID: 300P193218

SALE DETAILS

\$4,000,000

CONTACT DETAILS

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

Arn Grealy
0427 063 223

FENCING/YARDS- Fenced into 14 paddocks, mostly older fencing fortified with 1 Electric wire. Steel panel Cattle Yards with Vet Crush, Calf Cradle and Loading Ramp . Horse and Sheep Yards attached to Shearing Shed.

HOMESTEAD- Large 4 Bedroom Timber Home with new Kitchen and New Bathroom, Separate Living Room and Dining Room. Two Bedroom Timber Cottage.

IMPROVEMENTS- Timber framed Machinery Shed with 4 Bays on each side including Lock Up Bay and Power Connected. 5 Stand Shearing Shed, Stables and Dairy Shed.

COMMENTS- Excellent Grazing property with further development potential.

- Land Area 1002.00165 hectares

