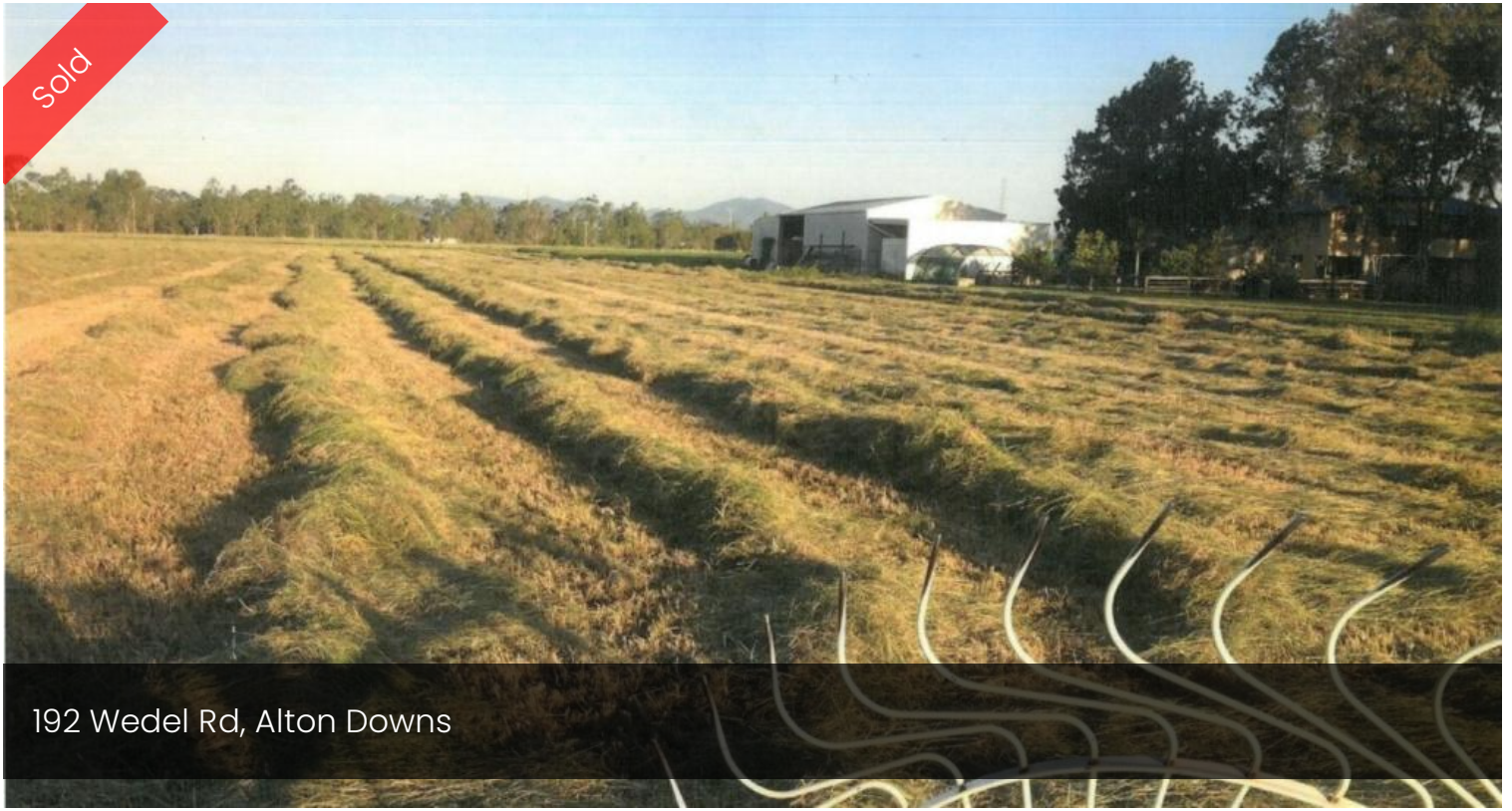


Sold



192 Wedel Rd, Alton Downs







## 'Riverina' - River Frontage - Hay Making Opportunity

Water! Water! Water! Drought proof your western property by growing hay on this fertile river frontage property with 30 Mg irrigation licence.

Welcome to 'Riverina,' where the rhythm of the Fitzroy River sets the tone for your ideal rural lifestyle. Nestled on 20.33ha (50.23 acres) of lush, fertile land, this property is a haven for cattle or horse enthusiasts seeking a blend of productivity and serenity. Ideally located, it combines a wonderful rural and riverside lifestyle with diversified pasture hay production and cattle fattening.

Picture this: Your own private hay-making oasis, boasting 30 irrigated acres strategically positioned along the riverbank block. The 30 Mg irrigation licence as well as water harvesting allocation, means drought worries

 3  1  5  20.33ha

Price	SOLD
Property Type	Residential
Property ID	1166
Land Area	20.33 ha

### Agent Details

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### Office Details

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become a thing of the past. The property's nutrient-rich soil and pasture improvement with fertilizer programs have established a heavy body of quality grasses (Rhodes grass combined with Bambasi panic and Centro(Cavalcade) for fattening stock and to produce premium quality hay.

Unlimited river water is available for the house, garden and stock. The house is entirely on rainwater except for toilet which is on river water. There are 3 x 5,000 gallon rainwater tanks and 1 x 5000 gallon tank for river water at house.

Irrigation: Variable Speed 3 Phase Pump and numerous underground irrigation outlets (8); 202Mg pump (80-5-200) 7.5kw motor VFD (Variable frequency drive) 10,263 gal/hr - (80 - Inlet; 50 - Outlet; 200 - diameter of impellor) (2,900 Rpm) Delivering 13L/s and 46,800/h = 1.1 Mg/day

Transportable and movable Reinke Centre Pivot covers 5.6ha (approx.14 acres) and 4.4 ha (11 acres) to make approx 30 acres under irrigation. Total span - 115.8m (Coverage 117m); Gun Range - 26.1m

For the discerning farmer, essential amenities include 3-phase power, a 3-bay high clearance hay shed plus 2 skillion end extensions, as well as a storage shed to ensure seamless farm operations, while fencing and a laneway to the small steel yards simplify cattle management.

Beyond productivity, 'Riverina' offers a comfortable highset Queenslander house with 3 bedrooms, a sleep-out, and functional office space. Enjoy morning coffee on the enclosed verandahs, soaking in panoramic views of the rolling countryside. But it's not all work and no play.

Embrace riverside relaxation at the concreted shed-type entertaining gazebo, complete with BBQ facilities and a cozy fire-pit—perfect for gatherings with family and friends against the backdrop of majestic gum trees and overlooking the tranquil Fitzroy River.

With Rockhampton just a stone's throw away (18km), enjoy the best of both worlds: rural bliss with urban conveniences. Services include convenient school bus services, daily mail

delivery and a rubbish service.

'Riverina' promises an unparalleled lifestyle of productivity and leisure and the potential to earn an excellent income off the land. Don't miss out on this exceptional opportunity –schedule your inspection today with Alan Cornick 0418 792 888 or Leonie Wheeler 0428 199 930. Your rural haven awaits!" (Price includes Centre Pivot and hay making machinery)

N.B. Adjoining 50 acres is currently being leased by the present owner to run cattle and this opportunity could be open for discussion with incoming purchaser.

DISCLAIMER: Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.

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