

51 Booth Road, Utchee Creek, Qld 4871

Other For Sale

Tuesday, 7 January 2025



51 Booth Road, Utchee Creek, Qld 4871

Bedrooms: 1

Bathrooms: 1

Parkings: 5

Area: 30 m2

Type: Other



Bridget Colleton
0740325004

\$895,000

This exceptional 30.57ha property presents a unique chance to invest in a productive rural asset. With premium potential for cropping or grazing, the land boasts rich volcanic soils along with ample water supply, ideal for such uses.

LAND:• 30.57ha (75.5 acres) of prime agricultural land• Rich red soil to 2.4m

WATER:• Bore #1: bore report shows flow rate of 6,300 gallons per hour (approx. 6.62 L per second)• Bore #2: unequipped• 22,500L rainwater tank for additional water storage• Existing underground irrigation lines from previous farming operations• A small creek meanders across the corner of the easement, offering a great spot to cool off

INFRASTRUCTURE:• Shed 1: 16x20m shed, currently used as a comfortable dwelling with air-conditioned bedroom, kitchenette, bathroom, and spacious living area-perfect for a weekend getaway or as a base for rural operations• Shed 2: 4-bay shed with two concreted bays, plus two 20ft mounted shipping containers under roof, and plenty of space for family BBQs• Shed 3: Bore shed approx. 8x9m with 3-phase power and room to store machinery• 3-phase power available to both the bore and sheds• Well fenced with 4 strand barbed wire and a mix of galvanized steel and timber corner posts• Cattle yards including panels, gates, ramp, and trough.

A well-set-up property with key infrastructure in place to start your next chapter. Don't miss this rare opportunity! Contact Bridget Colleton to book your inspection....

Notes:• Areas and boundaries are approximate.• The sale of this property may be subject to GST, depending on the buyer's circumstances. Buyers are advised to seek independent advice.