

Sold



2082 Leyburn–Cunningham Road, Old Talgai



## WATER! GRAZING! CULTIVATION! SHEDS!

Vendors purchased elsewhere !!!!

### Abundance of Water and Pastures

This Rare Water License totals 136 ML of storage capacity and is usable on cultivation for stock feed or improved pastures.

101.3 hectares of mixed country, about 20 hectares of lighter cultivation

Donga is in need of renovation/upgrade at minimal cost.

Main shed approx. 42x12 meters with concrete floor and 3phase power, triple bay shed with concrete floor, open machinery/hay shed, garden shed

Full shower, toilet and basin in the 3 bay shed with gas hot water system

New septic installation

New front fence, boundary fences appear stock proof

Loading ramps crush and older yards

Bitumen road, approx. 20 kilometers to Clifton and 45 kilometers to Warwick sale yards

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Price	SOLD
Property Type	Residential
Property ID	584
Land Area	101.00 ha

### AGENT DETAILS

Darryl Evans – 0477 777 357  
Tori DeMamiel – 0432 286 955

### OFFICE DETAILS

Warwick  
82 Palmerin Street Warwick QLD  
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07 4661 1227



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